

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: West Shoreline / 1 and Broadview/Blue Ridge / 39

Previous Physical Inspection: 2000 / 2004

Improved Sales:

Number of Sales: 595

Range of Sale Dates: 1/2003 – 11/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$190,000	\$243,200	\$433,200	\$475,500	91.1%	10.86%
2005 Value	\$205,600	\$264,300	\$469,900	\$475,500	98.8%	10.55%
Change	+\$15,600	+\$21,100	+\$36,700		+7.7%	-0.31%
% Change	+8.2%	+8.7%	+8.5%		+8.5%	-2.85%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.31% and -2.85% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$200,700	\$256,000	\$456,700
2005 Value	\$217,100	\$279,000	\$496,100
Percent Change	+8.2%	+9.0%	+8.6%

Number of one to three unit residences in the Population: 6845

Summary of Findings: A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during the analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value.

Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

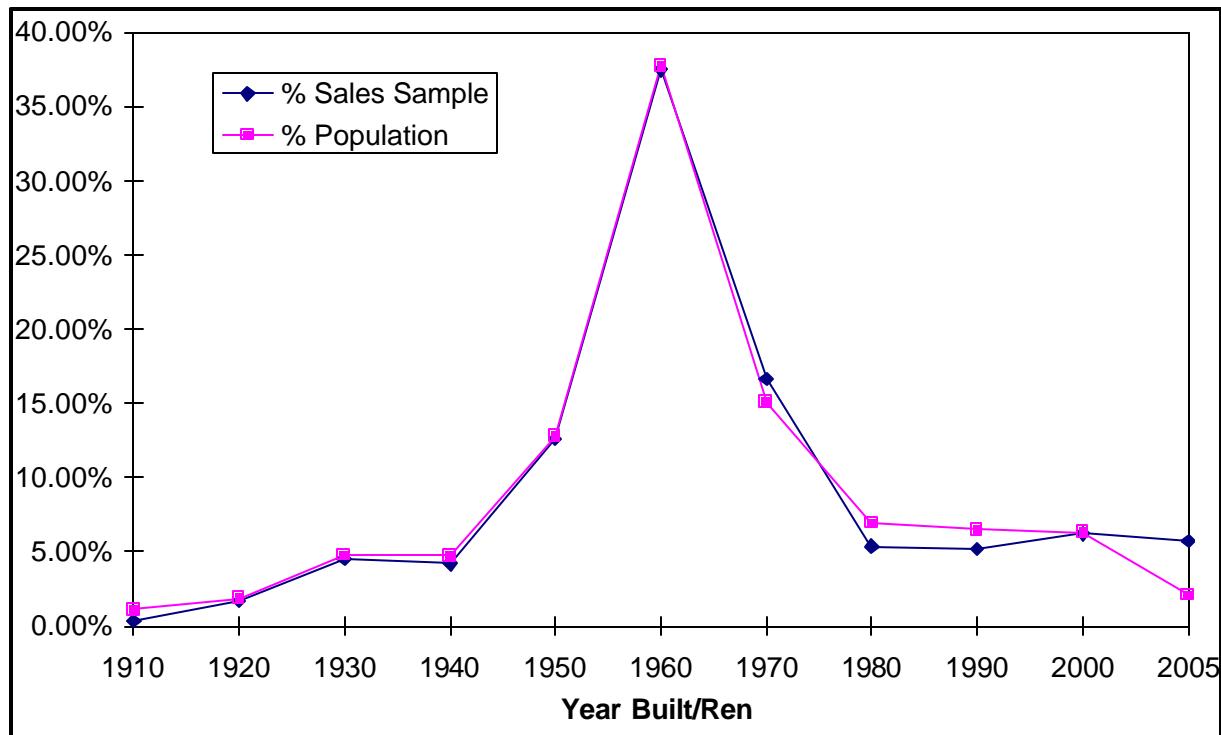
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Area 1 Sub Areas 1 and 3 were at a lower assessment level than other properties and needed a greater upward adjustment. Properties with homes built or renovated after 1999 were at a higher assessment level than other properties and needed less of an upward adjustment. Properties located in Area 1 sub 4 (The Highlands) had limited representation in the sales sample and received the overall adjustment.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	2	0.34%	1910	75	1.10%
1920	10	1.68%	1920	128	1.87%
1930	27	4.54%	1930	328	4.79%
1940	25	4.20%	1940	326	4.76%
1950	75	12.61%	1950	877	12.81%
1960	223	37.48%	1960	2584	37.75%
1970	99	16.64%	1970	1032	15.08%
1980	32	5.38%	1980	474	6.92%
1990	31	5.21%	1990	445	6.50%
2000	37	6.22%	2000	432	6.31%
2005	34	5.71%	2005	144	2.10%
	595			6845	

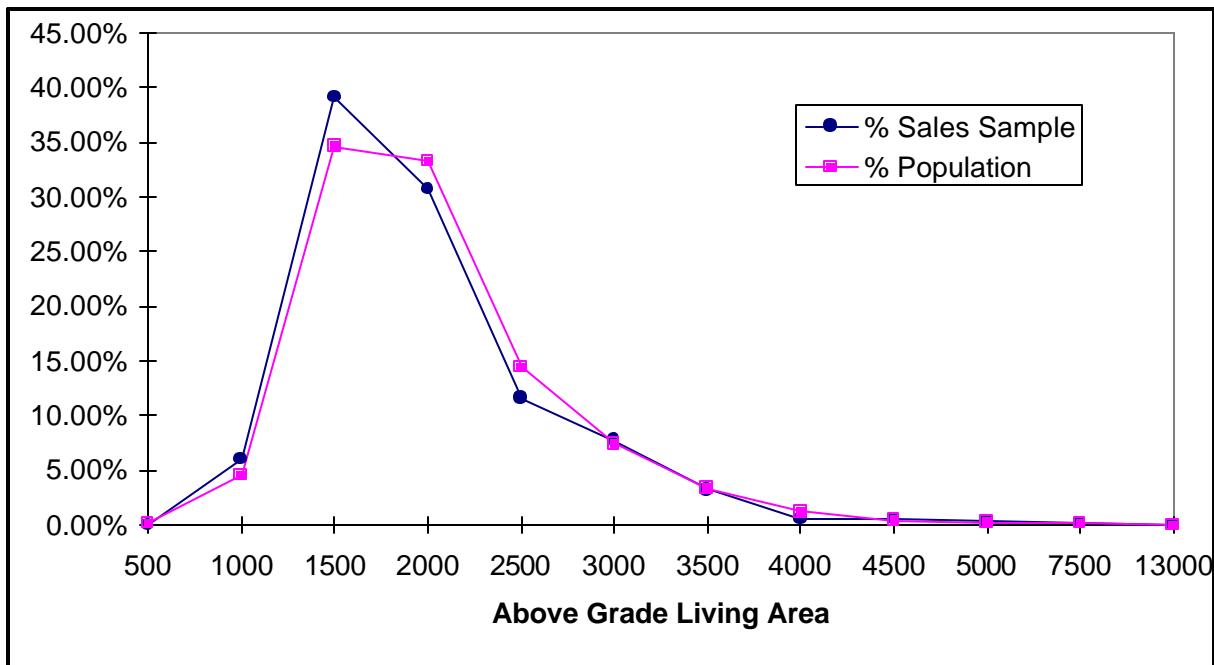


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

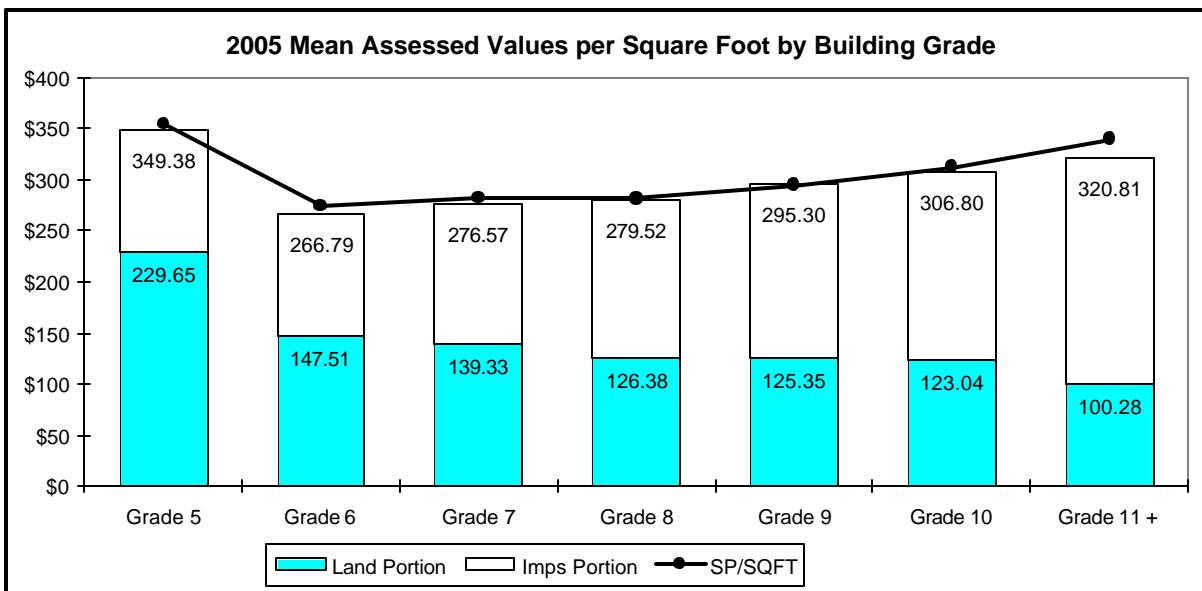
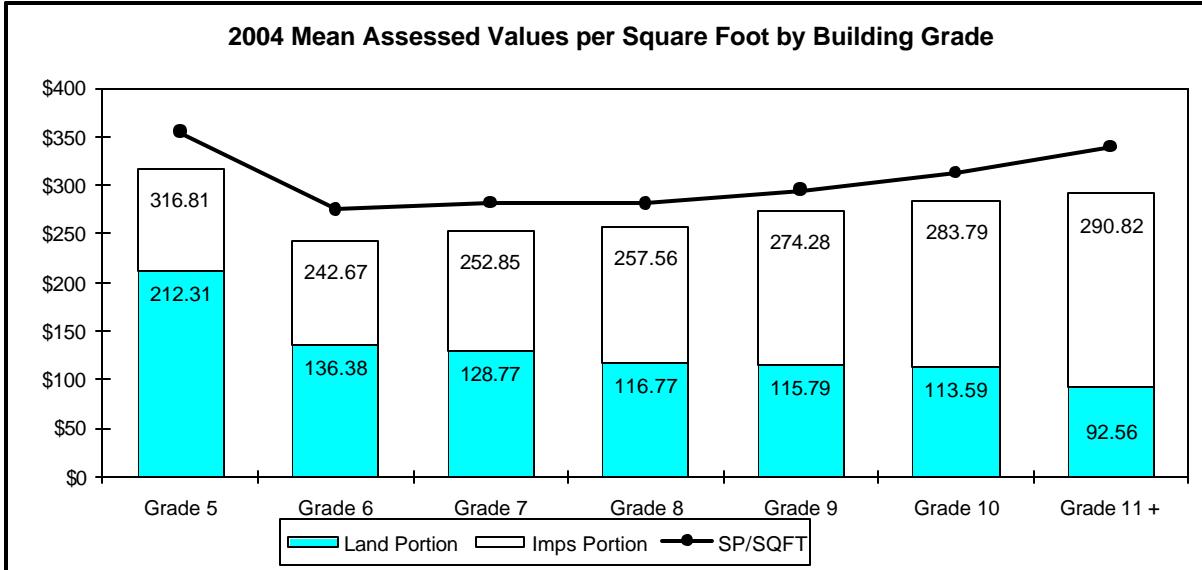
Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	36	6.05%
1500	233	39.16%
2000	183	30.76%
2500	69	11.60%
3000	46	7.73%
3500	19	3.19%
4000	3	0.50%
4500	3	0.50%
5000	2	0.34%
7500	1	0.17%
13000	0	0.00%
	595	

Population		
AGLA	Frequency	% Population
500	10	0.15%
1000	313	4.57%
1500	2370	34.62%
2000	2278	33.28%
2500	991	14.48%
3000	510	7.45%
3500	229	3.35%
4000	83	1.21%
4500	29	0.42%
5000	18	0.26%
7500	12	0.18%
13000	2	0.03%
	6845	



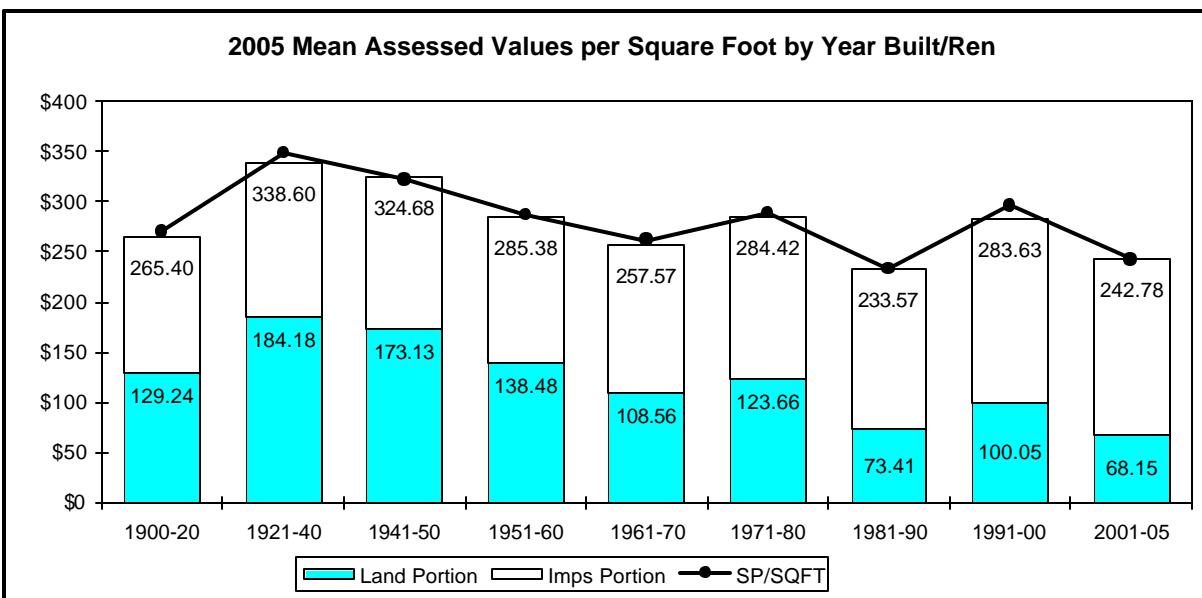
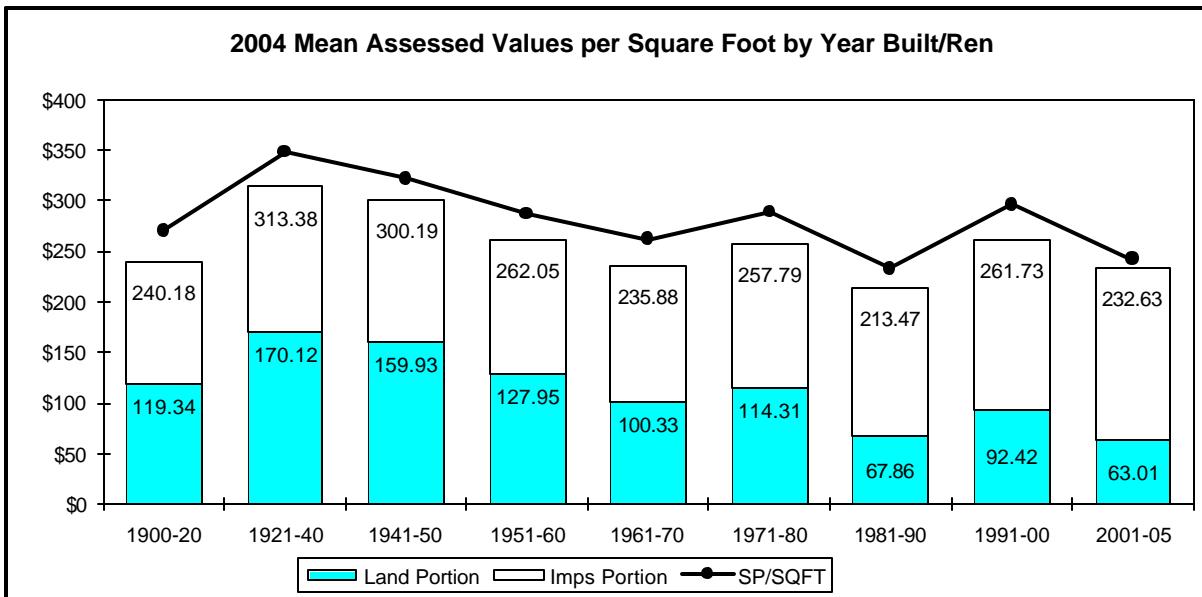
The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade



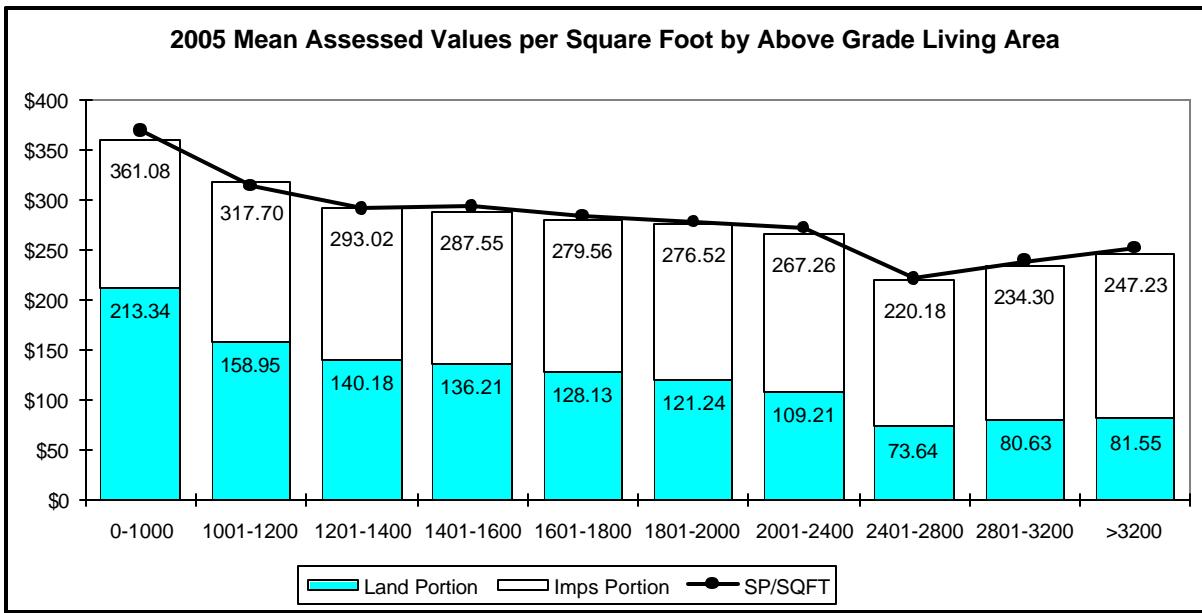
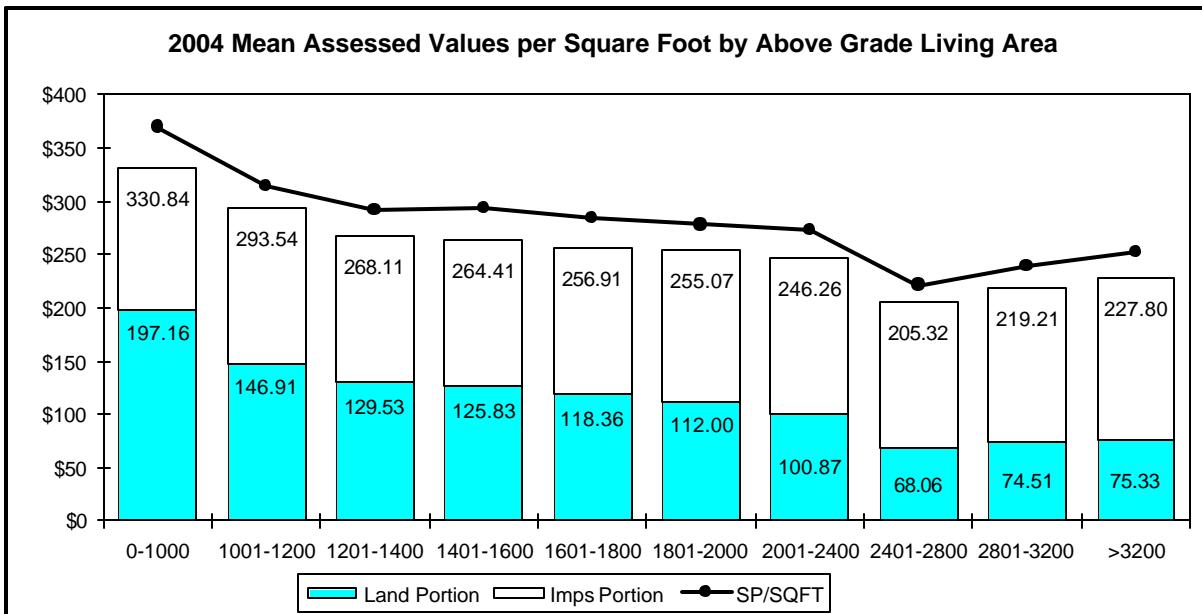
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



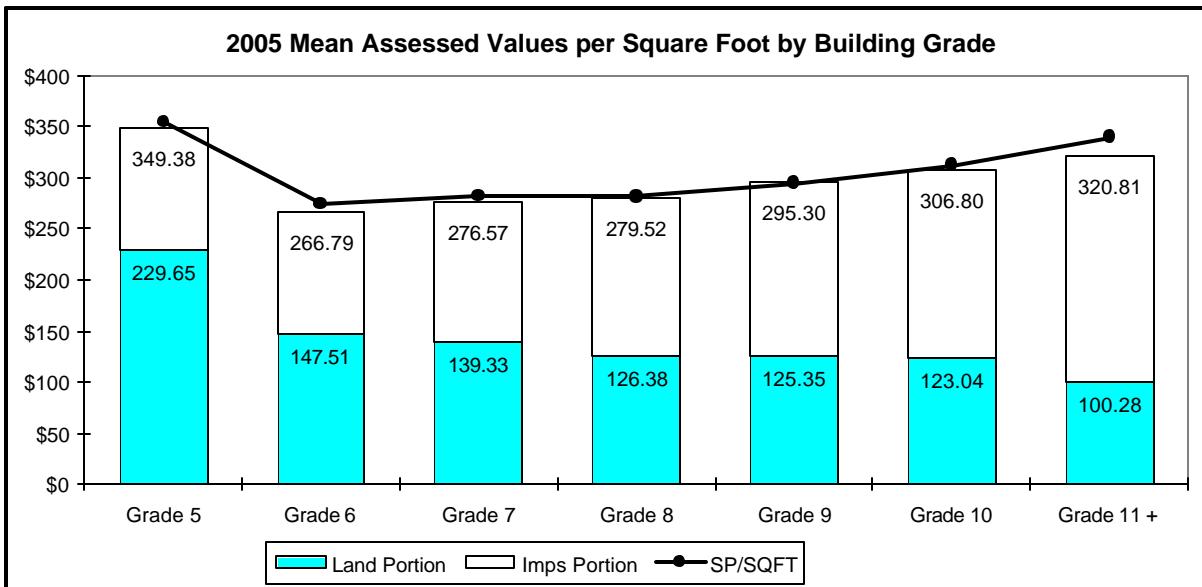
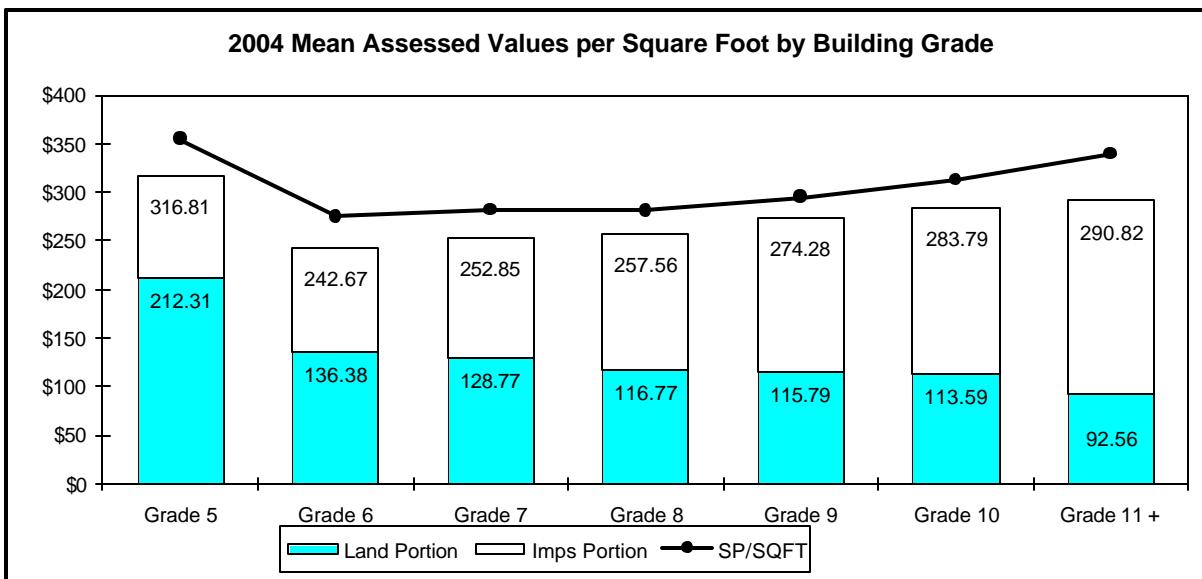
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

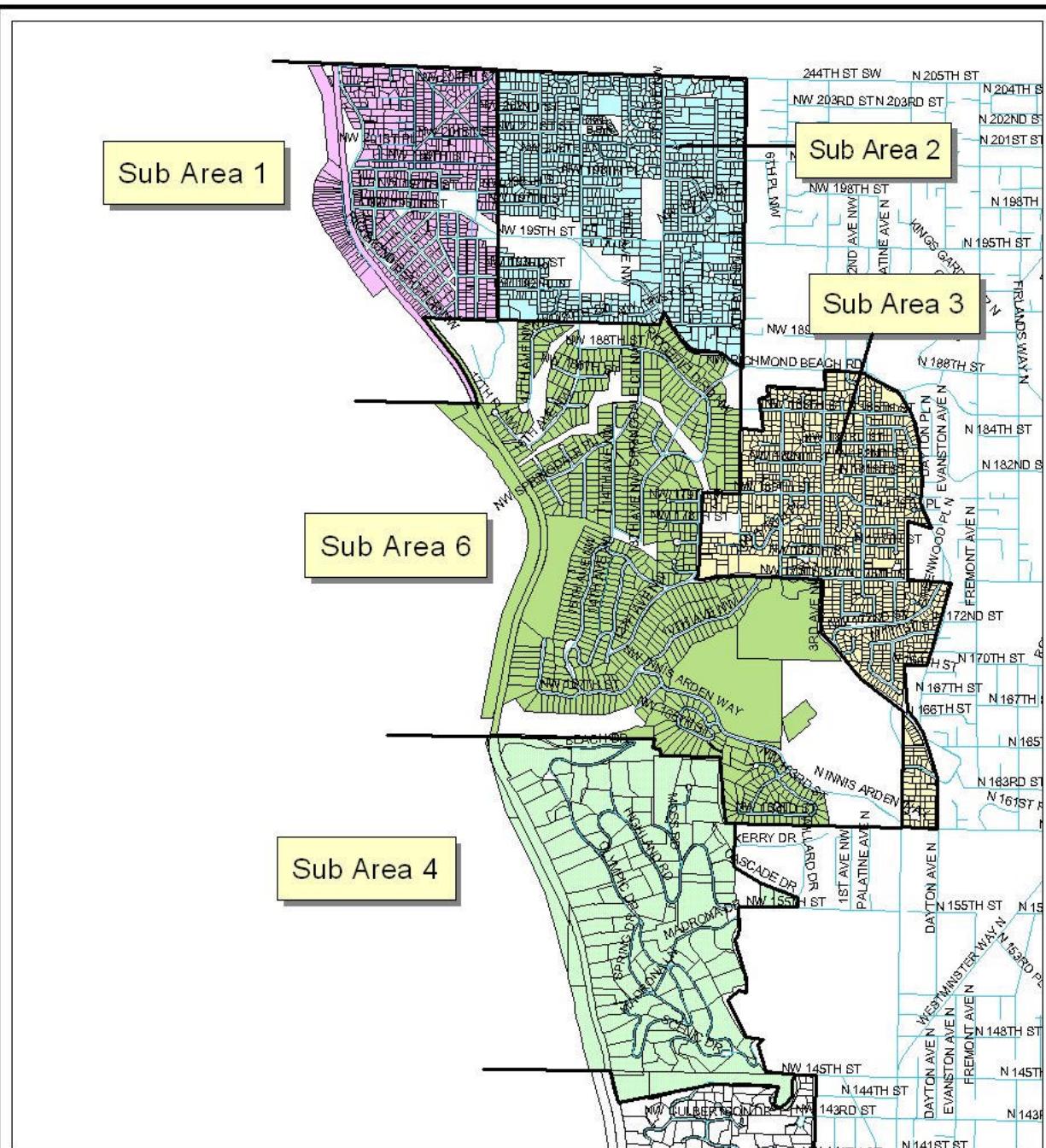


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 1

The information included on this map has been compiled by King County's staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties as to its accuracy, completeness, or usefulness, or its timeliness, or rights to be used for any purpose.

King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map.

Any sale of this map or information on this map is prohibited except by written permission of King County.



December 7, 2001



King County
Department of Assessments

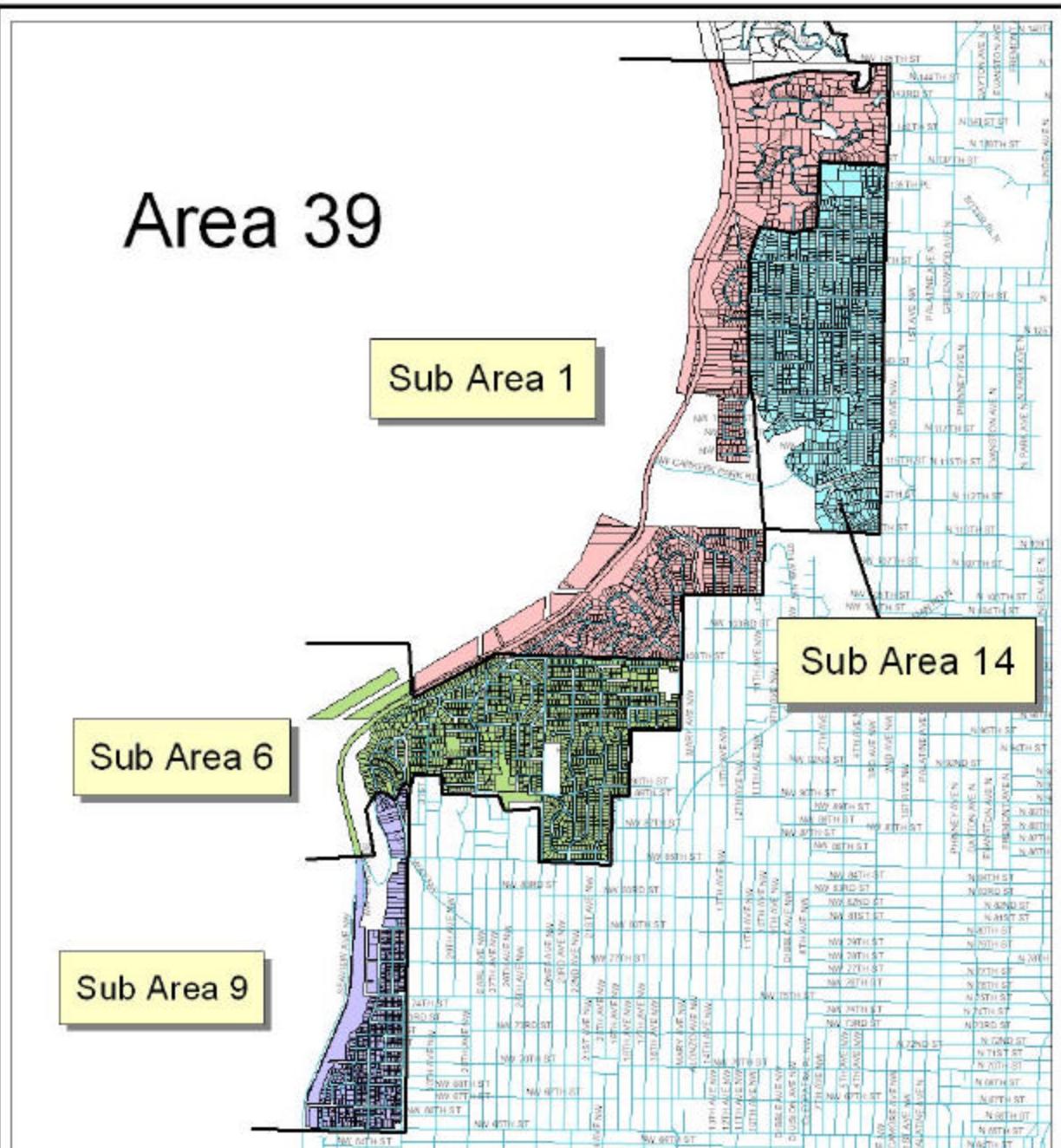
Area 39

Sub Area 6

Sub Area 9

Sub Area 1

Sub Area 14



Area 39

The information included on this map has been compiled by King County staff from a variety of sources and is believed to change annually. It is being issued in its present condition, as is, and accuracy, completeness, or timeliness of information, and its acceptability, is not guaranteed, or rights to the same are not reserved.

King County shall not be liable for any potential special, indirect, or consequential damages resulting from the use of this map or the information it contains. It is the user's responsibility to determine if the information contained in this map is suitable for their specific application.

This copy of this map is for informational purposes only. It is not intended for use in place of a professional survey.

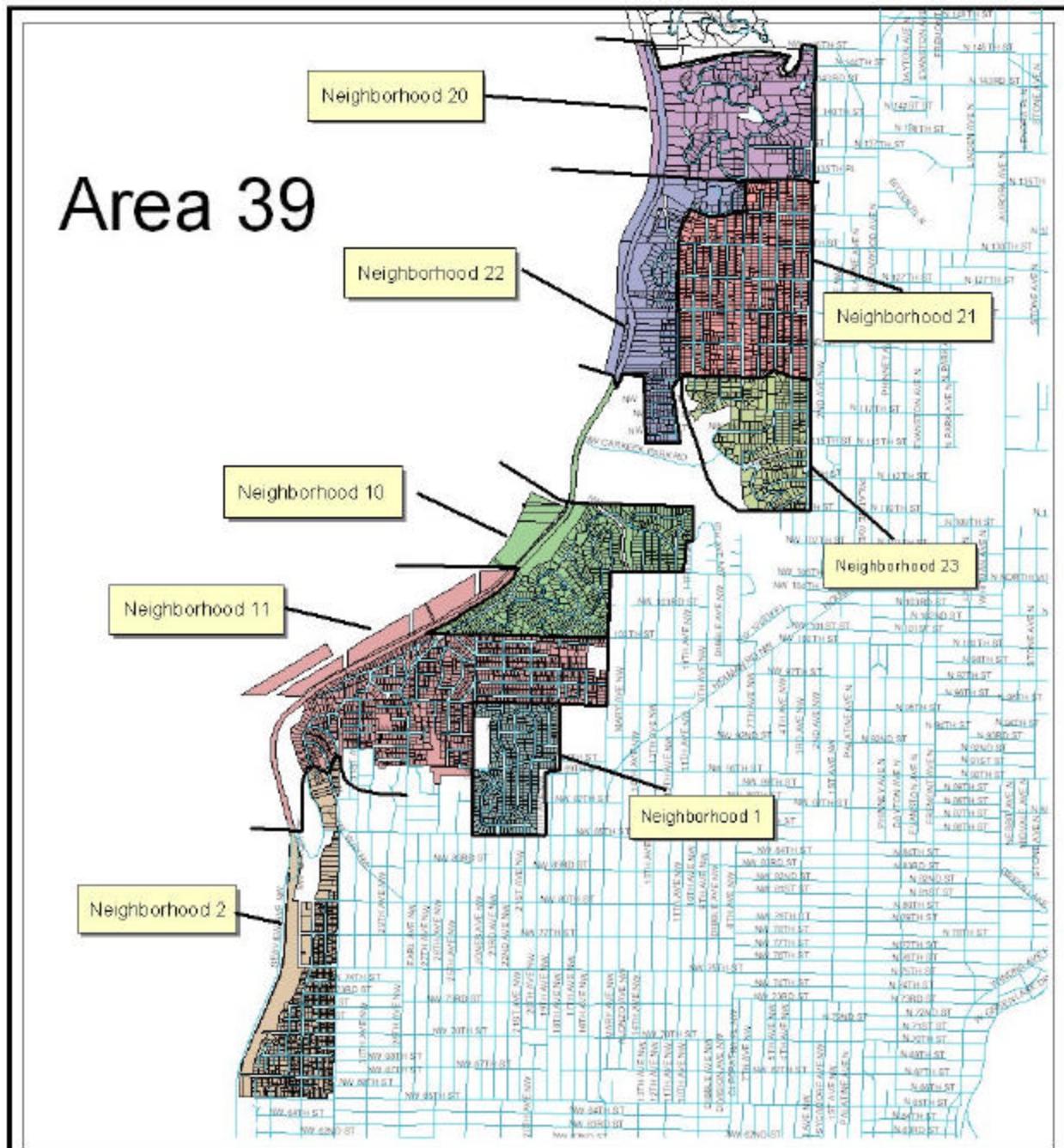


05/04/2011, 2004

0.00 0.09 0.18 0.27 0.36 Miles

King County
Department of Assessments

Area 39



Area 39 Neighborhoods

The information included on this map has been compiled by King County staff from a variety of resources and is believed to be accurate. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.

King County shall not be liable for any damages special, indirect, or consequential resulting from the use of this map or the information it contains.

This map is for informational purposes only and does not include all areas or features. It is not intended to be a substitute for a survey or title insurance map.

<Empty Scalebar>



Department of Assessments

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/8/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 18, 2005 to test the resultant assessment level using later 2004 sales. There were 51 additional usable sales. The weighted mean ratio dropped from .988 to .977 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

2005 Land Value = 2004 Land Value x 1.085, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 595 usable residential sales in the area.

Improved Parcel Update (continued)

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in Area 1 Sub Areas 1 and 3 were at a lower assessment level than other properties and needed a greater upward adjustment. Properties with homes built or renovated after 1999 were assessed at a higher assessment level than other properties and needed less of an upward adjustment. Properties located in Area 1 sub 4 (The Highlands) had limited representation in the sales sample and received an upward adjustment as indicated by the sales sample.

The derived adjustment formula is:

$$\text{2005 Total Value} = \text{2004 Total Value} / (0.927864) + (-0.07465582 \text{ if located in Area 1 Sub Area 1}) + (-0.02737435 \text{ if located in Area 1 Sub Area 3}) + (0.04347123 \text{ if Year Built or Renovated is greater than 1999})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the total % change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.085 - 2005 Land Value = New Building Value)
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If located in Area 1 Sub Area 4 (The Highlands), the total % change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.085 - 2005 Land Value = New Building Value).
 - * If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.085 - 2005 Land Value = New Building Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There are no mobile homes in these areas.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Areas1 & 39 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.77%

Area 1 Sub 1	Yes
% Adjustment	9.43%
Area 1 Sub 3	Yes
% Adjustment	3.28%
Year Built or Renovated > 1999	Yes
% Adjustment	-4.82%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes located in Area 1 Sub Area 1 would *approximately* receive a 17.2% upward adjustment (7.77% + 9.43%). There are 638 in the population of which 51 have sold.

Homes located in Area 1 Sub Area 3 would approximately receive a 11.05% upward adjustment (7.77% + 3.28%). There are 952 in the population of which 87 have sold.

74% of the population of 1 to 3 unit residences in the area are adjusted by the overall alone.

Areas 1 & 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	8	0.884	0.972	10.0%	0.852	1.092
6	15	0.894	0.988	10.5%	0.921	1.056
7	160	0.894	0.979	9.5%	0.963	0.994
8	246	0.913	0.991	8.6%	0.977	1.005
9	127	0.931	1.001	7.5%	0.984	1.018
10	32	0.909	0.981	8.0%	0.944	1.018
11	5	0.869	0.972	11.9%	0.878	1.066
12	2	0.829	0.894	7.7%	-0.482	2.269
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1920	12	0.868	0.965	11.1%	0.867	1.062
1921-1930	27	0.903	0.980	8.6%	0.940	1.020
1931-1940	25	0.896	0.966	7.7%	0.926	1.005
1941-1950	75	0.930	1.006	8.1%	0.981	1.031
1951-1960	223	0.913	0.993	8.8%	0.979	1.007
1961-1970	99	0.909	0.991	9.0%	0.968	1.014
1971-1980	32	0.896	0.989	10.4%	0.951	1.027
1981-1990	31	0.925	1.010	9.2%	0.975	1.045
1991-2000	37	0.863	0.936	8.5%	0.900	0.973
>2000	34	0.958	1.000	4.3%	0.979	1.021
Year Built or Renovated > 1999 Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	556	0.907	0.988	8.9%	0.979	0.997
Yes	39	0.954	0.993	4.1%	0.971	1.015
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	335	0.907	0.986	8.7%	0.975	0.997
Good	212	0.914	0.988	8.1%	0.973	1.002
Very Good	48	0.926	1.003	8.3%	0.973	1.033

Area 1 & 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	435	0.912	0.991	8.7%	0.981	1.001
1.5	49	0.882	0.961	8.9%	0.930	0.992
2	104	0.917	0.988	7.7%	0.969	1.007
2.5	3	0.935	0.993	6.2%	0.705	1.281
3	4	0.926	1.003	8.3%	0.958	1.048
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1000	36	0.893	0.974	9.1%	0.938	1.010
1001-1200	73	0.932	1.009	8.3%	0.985	1.034
1201-1400	114	0.918	1.004	9.3%	0.984	1.023
1401-1600	104	0.901	0.980	8.7%	0.959	1.001
1601-1800	69	0.905	0.984	8.8%	0.956	1.013
1801-2000	56	0.917	0.994	8.4%	0.968	1.019
2001-2400	58	0.903	0.980	8.5%	0.952	1.008
2401-2800	39	0.926	0.994	7.2%	0.960	1.027
2801-3200	28	0.917	0.980	6.9%	0.946	1.013
>3200	18	0.893	0.969	8.5%	0.916	1.022
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	360	0.916	0.989	8.0%	0.978	1.001
Yes	235	0.906	0.987	9.0%	0.974	1.000
Puget Sound View	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	370	0.915	0.988	8.0%	0.977	0.999
Fair	62	0.912	0.992	8.8%	0.968	1.017
Average	81	0.897	0.980	9.2%	0.957	1.002
Good	43	0.944	1.017	7.8%	0.984	1.050
Excellent	39	0.885	0.973	10.0%	0.938	1.008
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	589	0.912	0.988	8.3%	0.980	0.997
Yes	6	0.848	0.994	17.1%	0.932	1.055

Area 1 & 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

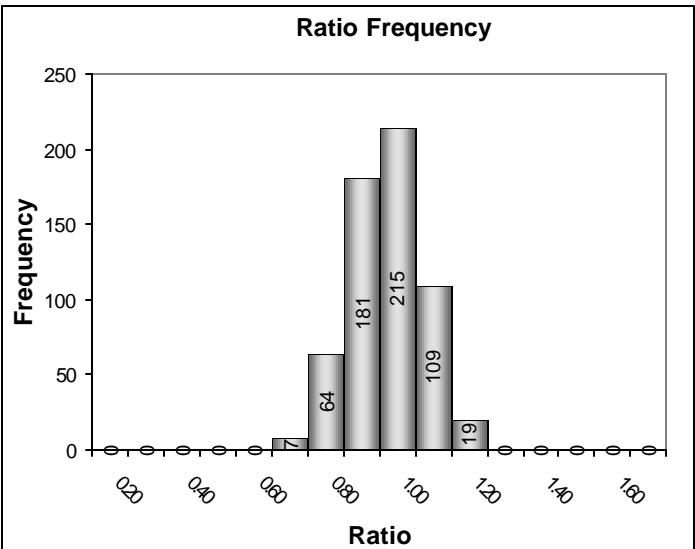
It is difficult to draw valid conclusions when the sales count is low.

Area Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1-1	51	0.852	0.994	16.8%	0.966	1.023
1-2	87	0.921	0.987	7.1%	0.964	1.009
1-3	98	0.901	0.990	9.9%	0.969	1.012
1-6	43	0.897	0.966	7.7%	0.927	1.006
39-1	45	0.929	1.000	7.6%	0.971	1.029
39-6	142	0.926	0.992	7.1%	0.974	1.009
39-9	42	0.915	0.981	7.1%	0.947	1.014
39-14	87	0.920	0.988	7.4%	0.967	1.010
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<4000	22	0.899	0.982	9.2%	0.937	1.027
4000-5000	38	0.926	0.995	7.4%	0.961	1.030
5001-6000	64	0.940	1.009	7.3%	0.987	1.031
6001-8000	182	0.906	0.989	9.2%	0.974	1.003
8001-10000	142	0.920	1.003	9.0%	0.986	1.020
10001-12000	46	0.885	0.957	8.1%	0.921	0.992
12001-16000	44	0.913	0.990	8.4%	0.954	1.026
16001-20000	20	0.909	0.983	8.1%	0.928	1.038
20001-30000	24	0.907	0.977	7.7%	0.917	1.037
>30000	13	0.874	0.941	7.7%	0.888	0.994

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2004	Date of Report: 1/20/2005	Sales Dates: 1/2003 - 11/8/2004
Area West Shoreline Broadview / Area 1 and Blue Ridge / Area 39	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 595 Mean Assessed Value 433,200 Mean Sales Price 475,500 Standard Deviation AV 187,092 Standard Deviation SP 215,815			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.920 Median Ratio 0.923 Weighted Mean Ratio 0.911			
UNIFORMITY			
Lowest ratio 0.639 Highest ratio: 1.148 Coefficient of Dispersion 8.87% Standard Deviation 0.100 Coefficient of Variation 10.86%			
Price Related Differential (PRD) 1.010			
RELIABILITY			
95% Confidence: Median Lower limit 0.909 Upper limit 0.935			
95% Confidence: Mean Lower limit 0.912 Upper limit 0.928			
SAMPLE SIZE EVALUATION			
N (population size) 6845 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.100 Recommended minimum: 16 Actual sample size: 595			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 288 # ratios above mean: 307 Z: 0.779 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



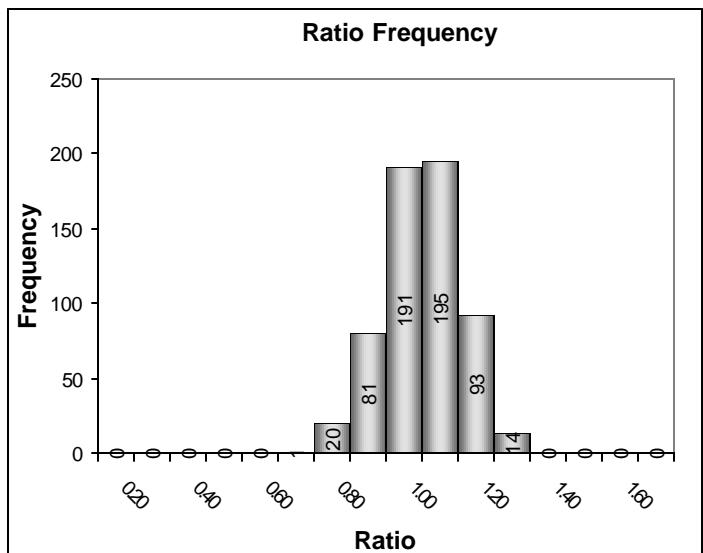
COMMENTS:

1 to 3 Unit Residences throughout areas 1 & 39

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2005	Date of Report: 1/20/2005	Sales Dates: 1/2003 - 11/8/2004
Area West Shoreline Broadview / Area 1 and Blue Ridge / Area 39	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 595 Mean Assessed Value 469,900 Mean Sales Price 475,500 Standard Deviation AV 201,772 Standard Deviation SP 215,815			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.999 Median Ratio 1.003 Weighted Mean Ratio 0.988			
UNIFORMITY			
Lowest ratio 0.689 Highest ratio: 1.237 Coefficient of Dispersion 8.52% Standard Deviation 0.105 Coefficient of Variation 10.55%			
RELIABILITY			
95% Confidence: Median Lower limit 0.990 Upper limit 1.013			
95% Confidence: Mean Lower limit 0.990 Upper limit 1.007			
SAMPLE SIZE EVALUATION			
N (population size) 6845 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.105 Recommended minimum: 18 Actual sample size: 595			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 289 # ratios above mean: 306 z: 0.697 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout areas 1 & 39

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	1	727810	0945	7/14/04	\$ 248,000	580	0	5	1953	3	2944	Yes	No	2537 NW 194TH PL
1	1	727710	0170	12/8/03	\$ 275,950	690	0	5	1951	3	7200	No	No	2321 NW 197TH ST
1	1	728030	0235	5/22/03	\$ 299,950	1420	0	6	1918	3	6500	Yes	No	20220 21ST AV NW
1	1	728490	0130	8/15/03	\$ 434,000	1470	0	6	1917	4	7200	Yes	No	2508 NW 192ND PL
1	1	727810	0275	5/20/03	\$ 725,000	970	800	7	1946	4	3275	Yes	Yes	19511 27TH AV NW
1	1	728490	0555	4/28/03	\$ 300,000	1170	0	7	1941	4	7680	No	No	19035 21ST AV NW
1	1	727870	0305	10/28/04	\$ 410,000	1200	1200	7	1963	3	7200	Yes	No	2017 NW 197TH ST
1	1	727810	0265	9/13/04	\$ 790,000	1210	1150	7	1959	3	3554	Yes	Yes	19507 27TH AV NW
1	1	727810	0265	9/11/03	\$ 730,000	1210	1150	7	1959	3	3554	Yes	Yes	19507 27TH AV NW
1	1	728030	0296	4/20/04	\$ 310,000	1320	0	7	1954	3	6250	Yes	No	2003 NW 201ST ST
1	1	727870	0380	5/27/03	\$ 345,000	1330	400	7	1954	3	8280	Yes	No	19703 20TH AV NW
1	1	727810	0080	10/4/04	\$ 510,000	1370	1000	7	1967	3	5400	Yes	No	19711 26TH AV NW
1	1	727810	0925	10/7/04	\$ 459,000	1400	0	7	1979	3	3328	Yes	No	19318 RICHMOND BEACH DR NW
1	1	727870	0256	5/11/04	\$ 334,950	1470	250	7	1961	3	9380	No	No	2003 NW 196TH PL
1	1	727870	0125	10/6/03	\$ 449,900	1500	1360	7	1955	3	7980	Yes	No	19723 21ST AV NW
1	1	727710	0400	7/11/03	\$ 455,000	1540	1540	7	1960	3	9110	Yes	No	2520 NW 195TH PL
1	1	728490	0780	2/25/03	\$ 300,000	1670	0	7	1953	5	7200	No	No	19304 21ST AV NW
1	1	728030	0350	3/29/04	\$ 444,950	1690	150	7	1915	5	9750	No	No	20125 23RD AV NW
1	1	728490	0050	7/14/04	\$ 670,000	2060	0	7	1925	4	7680	Yes	No	19105 RICHMOND BEACH DR NW
1	1	727810	0360	8/12/03	\$ 865,000	2220	950	7	1953	3	6000	Yes	Yes	19543 27TH AV NW
1	1	022603	9093	9/8/04	\$ 529,500	1260	450	8	1922	5	8868	Yes	No	2302 NW 199TH ST
1	1	727710	0147	6/8/04	\$ 430,000	1380	800	8	1952	4	6600	Yes	No	19702 24TH AV NW
1	1	727710	0425	5/10/04	\$ 455,000	1380	280	8	1969	3	7560	Yes	No	2419 NW 195TH PL
1	1	728030	0505	5/24/04	\$ 535,000	1400	1100	8	1957	3	12450	Yes	No	19905 24TH AV NW
1	1	728030	0286	9/15/04	\$ 515,000	1460	850	8	1972	3	8450	Yes	No	20103 20TH AV NW
1	1	115880	0030	8/11/04	\$ 489,500	1480	650	8	1969	3	9270	Yes	No	20232 23RD PL NW
1	1	728030	0380	5/25/04	\$ 445,500	1490	940	8	1968	3	7800	Yes	No	20218 24TH AV NW
1	1	728490	0505	10/18/04	\$ 545,000	1520	800	8	1957	3	7200	Yes	No	19320 22ND AV NW
1	1	022603	9009	7/21/04	\$ 469,000	1580	880	8	1957	3	10973	Yes	No	2018 NW 199TH ST
1	1	727710	0480	4/24/03	\$ 465,000	1700	810	8	1948	5	10460	Yes	No	2326 NW 194TH PL

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	1	183770	0050	11/4/03	\$ 452,000	1720	1400	8	1959	3	12000	Yes	No	2415 NW 205TH ST
1	1	727710	0035	4/21/03	\$ 592,000	1750	710	8	1987	3	7680	Yes	No	2413 NW 198TH ST
1	1	727710	0105	8/3/04	\$ 522,000	1760	1570	8	1971	3	7200	Yes	No	2315 NW 198TH ST
1	1	728030	0182	5/27/03	\$ 595,000	2230	420	8	2002	3	6638	Yes	No	2126 NW 204TH ST
1	1	728030	0183	5/22/03	\$ 624,000	2230	420	8	2002	3	5914	Yes	No	2124 NW 204TH ST
1	1	728030	0100	12/5/03	\$ 561,000	2240	0	8	1953	4	6900	Yes	No	2120 NW 201ST ST
1	1	728030	0130	7/14/04	\$ 685,000	2920	0	8	1918	4	15940	Yes	No	20118 23RD AV NW
1	1	022603	9324	5/19/04	\$ 675,000	1650	1650	9	1979	3	9038	Yes	No	20240 RICHMOND BEACH DR NW
1	1	728030	0336	6/1/04	\$ 525,000	1760	1140	9	1971	3	12540	Yes	No	2317 NW 201ST ST
1	1	738550	0020	5/20/04	\$ 617,000	1850	1200	9	1971	3	6942	Yes	No	20205 24TH AV NW
1	1	728490	0430	10/18/04	\$ 849,950	1870	670	9	1961	3	8258	Yes	No	19323 22ND AV NW
1	1	727710	0530	9/15/03	\$ 549,950	1930	940	9	1999	3	3600	Yes	No	2535 NW 195TH PL
1	1	727810	0070	8/5/04	\$ 700,000	2350	880	9	1993	3	7200	Yes	No	19719 26TH AV NW
1	1	022603	9372	3/11/03	\$ 592,000	2500	0	9	2002	3	4371	Yes	No	2306 NW 199TH ST
1	1	728490	0140	7/27/04	\$ 735,000	2900	860	9	1984	3	7200	Yes	No	2526 NW 192ND PL
1	1	022603	9306	4/19/04	\$ 846,000	2210	1000	10	1973	3	19080	Yes	No	20130 RICHMOND BEACH DR NW
1	1	727870	0135	8/11/03	\$ 680,000	2250	0	10	1986	3	11200	No	No	19520 22ND AV NW
1	1	727810	0725	10/13/04	\$ 725,000	2650	970	10	1984	3	7316	Yes	No	19417 RICHMOND BEACH DR NW
1	1	728030	0430	7/26/04	\$ 550,000	3010	0	10	1990	3	7800	No	No	20150 24TH AV NW
1	1	727810	0385	3/1/04	\$ 1,200,000	3480	0	11	1998	3	8090	Yes	Yes	19573 27TH AV NW
1	1	727810	0380	5/20/03	\$ 1,230,000	3600	0	11	1998	3	7433	Yes	Yes	19567 27TH AV NW
1	2	022603	9134	6/23/04	\$ 300,000	960	0	5	1946	4	14712	No	No	1815 NW 205TH ST
1	2	761750	0005	5/25/04	\$ 190,000	990	0	5	1925	3	7653	No	No	1235 NW RICHMOND BEACH RD
1	2	022603	9087	4/1/04	\$ 215,000	1000	0	5	1928	3	8840	No	No	19040 20TH AV NW
1	2	022603	9274	4/13/04	\$ 250,000	900	0	6	1957	3	14190	No	No	1524 NW 200TH ST
1	2	022603	9266	3/12/03	\$ 279,000	1210	650	6	1946	4	10730	No	No	19340 20TH AV NW
1	2	275930	0015	10/14/04	\$ 309,900	1030	340	7	1959	3	7497	Yes	No	1415 NW 196TH ST
1	2	297880	0060	8/6/04	\$ 309,950	1030	410	7	1966	3	8000	No	No	1243 NW 202ND ST
1	2	275980	0005	3/24/04	\$ 299,000	1040	550	7	1959	3	7370	No	No	20422 18TH AV NW
1	2	761750	0065	3/30/04	\$ 275,000	1180	360	7	1955	3	7500	No	No	1274 NW 191ST ST
1	2	275950	0120	7/26/04	\$ 304,000	1200	840	7	1958	3	7030	No	No	1811 NW 198TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	2	022603	9194	5/28/04	\$ 291,950	1300	0	7	1956	3	7642	No	No	20010 18TH AV NW
1	2	550010	0150	4/28/04	\$ 314,950	1300	670	7	1966	3	10395	No	No	1444 NW 204TH PL
1	2	022603	9151	6/10/04	\$ 355,000	1350	400	7	1952	3	24723	No	No	20008 20TH AV NW
1	2	012603	9192	4/25/03	\$ 287,100	1350	1200	7	1963	3	9030	No	No	19522 14TH AV NW
1	2	022603	9285	10/4/04	\$ 309,000	1380	450	7	1967	4	8188	No	No	20101 15TH AV NW
1	2	022603	9322	10/7/03	\$ 292,000	1440	0	7	1979	3	6875	No	No	1736 NW 192ND ST
1	2	311110	0065	1/19/04	\$ 259,000	1460	0	7	1955	3	7474	No	No	1843 NW 201ST ST
1	2	012603	9102	10/18/04	\$ 319,950	1480	810	7	1933	4	7470	No	No	1416 NW 197TH ST
1	2	311110	0055	3/26/03	\$ 234,000	1520	0	7	1955	3	7474	No	No	1829 NW 201ST ST
1	2	022603	9155	4/4/03	\$ 315,000	1610	0	7	1952	3	8250	No	No	19916 20TH AV NW
1	2	729170	0010	2/18/03	\$ 269,950	1770	0	7	1955	3	9059	No	No	1844 NW 197TH ST
1	2	012603	9439	6/12/03	\$ 290,000	1840	0	7	1979	3	8320	No	No	19544 15TH AV NW
1	2	761870	0112	8/11/04	\$ 349,000	1850	0	7	1962	3	13000	No	No	19420 12TH AV NW
1	2	729170	0005	10/7/03	\$ 410,000	2700	0	7	1955	5	9680	No	No	1850 NW 197TH ST
1	2	297880	0100	12/1/03	\$ 289,990	1120	600	8	1965	3	7380	No	No	1211 NW 202ND ST
1	2	022603	9217	4/7/03	\$ 265,000	1260	600	8	1958	3	7610	No	No	20136 17TH AV NW
1	2	761750	0015	10/30/03	\$ 289,000	1270	0	8	1959	3	9000	No	No	1215 NW RICHMOND BEACH RD
1	2	928670	0190	8/13/04	\$ 359,000	1280	620	8	1968	3	8086	No	No	1138 NW 200TH ST
1	2	022603	9242	3/6/03	\$ 259,950	1290	110	8	1959	3	8733	No	No	1630 NW 198TH ST
1	2	509900	0050	10/31/03	\$ 320,000	1300	620	8	1963	3	8334	No	No	1615 NW 198TH ST
1	2	183730	0140	3/23/04	\$ 315,000	1300	730	8	1968	3	7200	No	No	1301 NW 200TH ST
1	2	278200	0100	12/24/03	\$ 300,000	1320	840	8	1959	3	7195	No	No	1619 NW 191ST ST
1	2	275980	0045	3/25/03	\$ 340,000	1340	760	8	1959	3	13286	Yes	No	20416 16TH PL NW
1	2	278200	0105	8/20/03	\$ 299,950	1350	450	8	1959	3	8130	No	No	1616 NW 192ND ST
1	2	550000	0080	9/14/04	\$ 340,000	1360	930	8	1965	3	8414	No	No	20427 12TH AV NW
1	2	278200	0110	11/13/03	\$ 329,900	1370	370	8	1959	3	7272	No	No	1610 NW 192ND ST
1	2	761870	0191	8/11/03	\$ 450,000	1420	1610	8	1962	3	12054	Yes	No	19020 11TH AV NW
1	2	183702	0030	6/28/04	\$ 347,000	1420	900	8	1974	3	7134	No	No	811 NW 193RD ST
1	2	275950	0070	4/9/03	\$ 249,500	1480	0	8	1958	3	7921	No	No	1816 NW 198TH ST
1	2	550030	0130	5/13/04	\$ 390,000	1490	770	8	1966	4	7200	No	No	1215 NW 203RD ST
1	2	550000	0090	8/22/03	\$ 329,000	1500	950	8	1965	3	7270	No	No	20419 12TH AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	2	517770	0070	5/28/04	\$ 425,000	1510	0	8	1957	3	10454	No	No	1735 NW 193RD ST
1	2	275950	0065	12/16/03	\$ 250,000	1510	0	8	1959	3	8270	No	No	19810 19TH AV NW
1	2	380770	0090	5/21/03	\$ 363,000	1510	600	8	1972	3	8529	No	No	1604 NW 198TH ST
1	2	509630	0130	10/26/04	\$ 348,500	1520	0	8	1996	3	3451	No	No	1400 NW 202nd LN
1	2	183730	0180	3/2/04	\$ 340,000	1530	0	8	1969	3	7435	No	No	20005 13TH PL NW
1	2	183702	0060	5/6/04	\$ 327,000	1540	430	8	1973	3	7350	No	No	19215 8TH AV NW
1	2	275980	0055	4/6/04	\$ 360,000	1580	670	8	1958	4	7920	No	No	1504 NW 204TH ST
1	2	078450	0010	9/17/04	\$ 359,950	1580	0	8	1961	3	7913	No	No	20222 20TH AV NW
1	2	550020	0010	5/22/03	\$ 270,000	1580	0	8	1966	3	9049	No	No	20425 13TH AV NW
1	2	380770	0060	7/21/03	\$ 370,000	1590	700	8	1973	3	7177	No	No	1601 NW 198TH ST
1	2	012603	9235	7/29/04	\$ 410,000	1610	720	8	1977	3	7815	No	No	818 NW 195TH ST
1	2	550000	0030	1/30/03	\$ 269,900	1630	0	8	1965	3	8600	No	No	20409 12TH PL NW
1	2	022603	9277	9/29/04	\$ 380,000	1650	1000	8	1967	3	9662	No	No	20207 15TH AV NW
1	2	078450	0021	8/20/04	\$ 325,000	1670	0	8	1961	3	8500	No	No	1858 NW 202ND ST
1	2	078450	0015	12/5/03	\$ 329,500	1690	0	8	1964	3	7672	No	No	20212 20TH AV NW
1	2	078450	0005	9/8/03	\$ 323,500	1730	0	8	1958	3	8400	No	No	1855 NW 204TH ST
1	2	509630	0040	3/1/03	\$ 315,000	1740	0	8	1997	3	4078	No	No	1435 NW 202ND LN
1	2	183730	0200	7/27/04	\$ 350,000	1760	0	8	1971	3	7300	No	No	1320 NW 200TH ST
1	2	761870	0061	2/12/04	\$ 450,000	1780	0	8	1938	3	13270	Yes	No	19051 11TH AV NW
1	2	801800	0300	6/27/03	\$ 410,000	1830	1050	8	1969	3	8521	Yes	No	19604 11TH AV NW
1	2	012603	9555	9/4/03	\$ 415,000	1850	1520	8	1972	3	9048	Yes	No	836 NW 190TH ST
1	2	727760	0100	7/26/04	\$ 410,000	1940	0	8	1967	3	9300	No	No	1207 NW 201ST ST
1	2	517770	0085	10/10/03	\$ 346,000	1970	0	8	1956	3	10467	No	No	1755 NW 193RD ST
1	2	012603	9634	5/20/03	\$ 397,000	1970	480	8	1984	3	9818	No	No	806 NW 190TH ST
1	2	801800	0110	8/5/03	\$ 445,000	2000	1500	8	1969	3	7350	No	No	19701 11TH AV NW
1	2	022603	9349	2/27/03	\$ 361,000	2030	0	8	1985	3	14248	No	No	19924 20TH AV NW
1	2	275950	0085	1/21/03	\$ 280,000	2050	0	8	1957	3	8272	No	No	19819 18TH AV NW
1	2	012603	9250	7/21/03	\$ 369,950	2060	880	8	1975	3	8450	No	No	19529 8TH AV NW
1	2	550010	0180	6/24/03	\$ 335,000	2080	0	8	1965	4	7240	No	No	1414 NW 204TH PL
1	2	012603	9043	12/24/03	\$ 426,000	2080	0	8	1989	3	16251	No	No	19116 15TH AV NW
1	2	012603	9335	6/8/04	\$ 465,000	2150	0	8	1958	3	21840	No	No	18841 8TH AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	2	078450	0029	5/11/04	\$ 424,500	2270	0	8	1997	3	5606	No	No	1836 NW 202ND ST
1	2	012603	9653	6/9/04	\$ 465,000	2350	0	8	1997	3	6982	No	No	19341 8TH AV NW
1	2	012603	9516	7/29/04	\$ 370,000	2380	0	8	1966	3	8245	No	No	20307 13TH AV NW
1	2	022603	9348	10/22/04	\$ 345,000	2410	180	8	1986	3	7210	No	No	19107 15TH AV NW
1	2	275970	0025	10/10/03	\$ 385,000	2430	0	8	1958	3	9356	No	No	1810 NW 204TH ST
1	2	262180	0020	10/16/03	\$ 300,000	2800	0	8	1968	3	7221	No	No	1721 NW 199TH ST
1	2	279500	0090	8/22/03	\$ 451,000	3190	0	8	1969	3	7207	No	No	1114 NW 199TH ST
1	2	664990	0073	8/15/03	\$ 550,000	2680	0	9	2003	3	7263	No	No	20047 8TH AV NW
1	2	761870	0025	5/4/04	\$ 655,000	2690	940	9	1993	3	10063	Yes	No	19015 11TH AV NW
1	2	664990	0050	7/12/04	\$ 535,000	3030	0	9	1989	3	15750	No	No	20059 8TH AV NW
1	2	012603	9674	1/26/04	\$ 487,500	3040	0	9	2000	3	6415	No	No	1431 NW 197TH ST
1	2	761870	0100	10/14/03	\$ 685,000	3080	920	9	2003	3	15066	Yes	No	19091 11TH AV NW
1	2	664990	0072	3/17/04	\$ 531,000	3250	0	9	2003	3	7211	No	No	20043 8TH AV NW
1	2	012603	9037	11/24/03	\$ 700,000	3460	1170	9	1981	3	13153	Yes	No	19025 10TH AV NW
1	2	012603	9602	3/27/03	\$ 859,980	2970	1700	10	2002	3	11230	Yes	No	19017 9TH PL NW
1	3	728230	0060	12/15/03	\$ 194,000	740	0	6	1953	3	6500	No	No	117 N 184TH ST
1	3	728230	0215	6/4/04	\$ 234,950	770	0	6	1953	3	7300	No	No	118 N 181ST ST
1	3	672270	0020	8/25/04	\$ 274,950	1200	0	6	1954	4	8386	No	No	617 NW 183RD ST
1	3	728230	0075	11/25/03	\$ 218,000	1220	0	6	1953	3	7000	No	No	137 N 184TH ST
1	3	728230	0200	2/4/03	\$ 184,450	1240	0	6	1953	3	7400	No	No	136 N 181ST ST
1	3	728230	0085	5/20/04	\$ 250,000	1250	0	6	1953	3	7000	No	No	126 N 183RD ST
1	3	728230	0065	10/22/04	\$ 302,000	1820	0	6	1953	4	7000	No	No	123 N 184TH ST
1	3	728290	0025	1/9/04	\$ 199,900	860	0	7	1954	3	6874	No	No	18305 DAYTON AV N
1	3	040510	0355	10/12/04	\$ 249,950	920	0	7	1954	3	8280	No	No	16838 PALATINE AV N
1	3	040510	0360	7/20/03	\$ 228,000	920	0	7	1954	4	8280	No	No	16832 PALATINE AV N
1	3	329370	0491	5/14/04	\$ 306,500	970	440	7	1955	4	8581	No	No	324 N GREENWOOD DR
1	3	619070	0393	6/25/04	\$ 258,500	990	0	7	1940	4	10269	No	No	647 NW 180TH ST
1	3	727930	0015	8/28/03	\$ 219,500	1010	0	7	1951	3	9240	No	No	615 NW 185TH ST
1	3	040510	0265	7/26/04	\$ 298,000	1030	490	7	1954	4	8150	No	No	106 N 168TH ST
1	3	040510	0340	3/19/04	\$ 220,000	1030	0	7	1954	4	8280	No	No	16856 PALATINE AV N
1	3	310270	0155	1/22/04	\$ 265,000	1100	240	7	1955	3	7700	No	No	17312 1ST AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	310270	0190	3/13/03	\$ 265,000	1100	810	7	1955	4	7938	No	No	125 NW 173RD ST
1	3	040510	0305	4/26/04	\$ 272,500	1110	250	7	1954	3	7020	No	No	253 N 171ST ST
1	3	728290	0027	12/19/03	\$ 305,300	1120	730	7	1999	3	5839	No	No	18309 DAYTON AV N
1	3	122603	9110	7/1/04	\$ 309,000	1130	820	7	1959	3	11125	No	No	202 NW 176TH PL
1	3	122603	9104	2/17/04	\$ 289,000	1130	670	7	1959	3	12977	No	No	236 NW 176TH PL
1	3	122603	9113	5/12/03	\$ 255,950	1130	790	7	1959	3	15201	No	No	104 NW 176TH PL
1	3	329370	0426	8/27/04	\$ 226,750	1170	140	7	1951	3	7380	No	No	16009 DAYTON AV N
1	3	040510	0025	11/6/03	\$ 252,000	1190	810	7	1956	3	8000	No	No	246 N 171ST ST
1	3	896330	0005	7/1/04	\$ 334,900	1190	600	7	1965	3	7900	No	No	104 N 177TH ST
1	3	671310	0019	2/6/03	\$ 232,950	1200	240	7	1963	3	11806	No	No	18135 DAYTON AV N
1	3	269740	0030	10/12/04	\$ 348,000	1220	680	7	1964	3	7216	No	No	623 NW 183RD ST
1	3	286770	0020	9/13/04	\$ 339,950	1230	0	7	1956	3	11175	No	No	17215 PALATINE AV N
1	3	012603	9260	5/30/03	\$ 230,000	1240	0	7	1951	3	8400	No	No	618 NW 185TH ST
1	3	040510	0165	3/14/03	\$ 271,000	1240	580	7	1956	3	7800	No	No	125 N 168TH ST
1	3	025810	0050	9/16/04	\$ 322,950	1250	0	7	1967	3	10076	No	No	18531 3RD PL NW
1	3	373390	0010	2/25/03	\$ 237,000	1270	0	7	1954	3	9632	No	No	17230 3RD AV NW
1	3	670100	0060	10/21/04	\$ 334,950	1290	680	7	1963	3	7572	No	No	18522 3RD PL NW
1	3	670100	0050	2/11/04	\$ 280,000	1290	1250	7	1963	3	8136	No	No	18526 3RD PL NW
1	3	728290	0047	8/19/03	\$ 299,900	1300	900	7	1997	3	12037	No	No	18309 GREENWOOD AV N
1	3	310270	0005	8/27/03	\$ 252,000	1340	0	7	1919	5	11286	No	No	103 NW 175TH ST
1	3	727930	0045	10/22/04	\$ 330,000	1360	0	7	1942	3	14157	No	No	427 NW 185TH ST
1	3	310270	0025	6/2/03	\$ 265,000	1380	0	7	1955	3	7603	No	No	17332 2ND AV NW
1	3	040510	0115	6/17/03	\$ 230,000	1390	0	7	1955	4	8144	No	No	16831 1ST AV NW
1	3	064170	0090	11/17/03	\$ 289,950	1440	300	7	1965	3	7838	No	No	18536 PALATINE PL N
1	3	728230	0010	9/3/03	\$ 253,000	1520	0	7	1953	3	5200	No	No	108 N 184TH ST
1	3	729220	0050	11/12/03	\$ 236,000	1600	0	7	1960	3	7650	No	No	226 NW 184TH ST
1	3	743750	0010	11/7/03	\$ 299,950	1700	280	7	1955	4	9120	No	No	110 N 178TH ST
1	3	329370	0520	11/8/04	\$ 341,950	1940	0	7	1948	4	19700	No	No	16056 GREENWOOD AV N
1	3	122603	9144	7/26/03	\$ 322,500	2000	0	7	1991	3	8334	No	No	17824 PALATINE AV N
1	3	269740	0130	11/19/03	\$ 281,000	2170	0	7	1965	3	9015	No	No	18315 6TH AV NW
1	3	303780	0140	1/23/03	\$ 264,950	1200	540	8	1961	3	7062	No	No	17803 3RD AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	309580	0080	3/5/04	\$ 305,000	1220	500	8	1965	3	9035	No	No	614 NW 182ND ST
1	3	056520	0070	4/1/03	\$ 289,000	1230	440	8	1986	3	8072	No	No	237 N 172ND PL
1	3	661950	0010	9/1/04	\$ 310,000	1270	0	8	1978	3	7371	No	No	104 NW 181ST ST
1	3	122603	9125	8/24/04	\$ 330,000	1280	550	8	1963	3	8708	No	No	18012 1ST AV NW
1	3	558700	0110	2/25/03	\$ 292,000	1310	700	8	1960	3	9880	No	No	229 NW 177TH ST
1	3	025910	0040	1/23/03	\$ 298,000	1320	400	8	1962	3	8428	No	No	420 NW 181ST ST
1	3	064180	0070	6/25/04	\$ 299,950	1330	0	8	1978	3	8300	No	No	423 N 179TH PL
1	3	729000	0050	12/8/03	\$ 314,000	1370	500	8	1964	3	7800	No	No	147 N 180TH PL
1	3	950870	0020	10/5/04	\$ 300,000	1380	840	8	1954	3	7125	No	No	18547 1ST AV NW
1	3	329370	0535	7/1/04	\$ 329,500	1390	700	8	1951	3	7755	No	No	16024 GREENWOOD AV N
1	3	122603	9047	11/19/03	\$ 249,950	1390	0	8	1955	3	12520	No	No	137 NW 185TH ST
1	3	012603	9510	5/21/03	\$ 280,000	1390	130	8	1966	3	9810	No	No	18528 6TH PL NW
1	3	064190	0010	9/4/03	\$ 297,000	1390	720	8	1966	3	11060	No	No	420 N 180TH ST
1	3	025900	0111	4/27/04	\$ 382,000	1400	430	8	1960	3	7326	No	No	17913 2ND AV NW
1	3	025910	0110	9/3/03	\$ 249,500	1420	550	8	1963	3	8200	No	No	18019 4TH AV NW
1	3	303800	0060	9/18/03	\$ 311,000	1430	620	8	1960	3	7504	No	No	17814 3RD AV NW
1	3	896330	0075	5/6/04	\$ 375,000	1450	420	8	1961	3	8700	No	No	111 N 177TH ST
1	3	286800	0085	12/5/03	\$ 355,000	1470	1150	8	1957	3	8128	No	No	305 NW 177TH ST
1	3	303850	0120	8/4/04	\$ 348,000	1510	460	8	1961	4	8000	No	No	103 NW 171ST ST
1	3	025930	0050	2/9/04	\$ 365,000	1510	1000	8	1962	3	7750	No	No	141 NW 181ST ST
1	3	950850	0035	7/9/04	\$ 300,000	1520	0	8	1954	3	8334	No	No	18518 1ST AV NW
1	3	558700	0030	2/12/03	\$ 261,500	1520	0	8	1960	3	8710	No	No	216 NW 177TH ST
1	3	750800	0035	8/27/03	\$ 383,000	1530	900	8	1963	3	10801	No	No	140 N 175TH ST
1	3	619070	1293	5/3/04	\$ 365,000	1530	500	8	1965	3	8584	No	No	17005 DAYTON AV N
1	3	303850	0110	9/25/03	\$ 295,000	1530	800	8	1969	4	12200	No	No	101 NW 171ST ST
1	3	701900	0040	1/28/03	\$ 265,750	1560	0	8	1961	3	9600	No	No	18042 3RD AV NW
1	3	303800	0140	9/15/04	\$ 345,000	1590	200	8	1962	3	7392	No	No	17735 2ND AV NW
1	3	619070	0287	9/26/03	\$ 250,000	1620	0	8	1961	3	8910	No	No	314 NW 175TH ST
1	3	303780	0020	4/27/04	\$ 372,000	1650	0	8	1968	3	7169	No	No	309 NW 178TH ST
1	3	314890	0020	11/4/03	\$ 380,000	1670	600	8	1968	3	8800	No	No	17804 6TH AV NW
1	3	303850	0050	10/18/04	\$ 350,000	1690	850	8	1959	4	6800	No	No	140 NW 171ST ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	303780	0130	8/7/03	\$ 275,000	1810	480	8	1961	3	7169	No	No	312 NW 178TH ST
1	3	025900	0200	11/19/03	\$ 325,000	1820	0	8	1960	5	9564	No	No	128 NW 180TH ST
1	3	619070	0286	11/3/03	\$ 288,000	1870	0	8	1958	3	7150	No	No	328 NW 175TH ST
1	3	115870	0130	11/6/03	\$ 310,000	2010	0	8	1967	3	7196	No	No	621 NW 178TH PL
1	3	329370	0546	6/30/03	\$ 314,900	2130	0	8	1999	3	7847	No	No	314 N 160TH ST
1	3	115870	0020	7/31/03	\$ 435,000	2800	450	8	1961	3	8470	No	No	17814 8TH AV NW
1	3	619070	0389	6/16/04	\$ 459,000	1720	700	9	1979	3	10080	No	No	17836 8TH AV NW
1	3	310270	0101	7/13/04	\$ 393,000	1900	0	9	1999	3	5075	No	No	17355 1ST AV NW
1	3	894310	0040	12/12/03	\$ 454,800	2220	0	9	2003	3	5958	No	No	601 NW 181ST CT
1	3	894310	0010	8/24/04	\$ 465,000	2370	0	9	2004	3	5569	No	No	615 NW 181ST CT
1	3	894310	0030	9/12/03	\$ 465,000	2430	0	9	2003	3	5036	No	No	605 NW 181ST CT
1	3	894310	0070	4/30/04	\$ 478,000	2470	0	9	2004	3	5391	No	No	604 NW 180TH ST
1	3	894310	0130	10/30/03	\$ 480,000	2490	0	9	2003	3	5933	No	No	628 NW 181ST CT
1	3	894310	0090	4/27/04	\$ 478,000	2580	0	9	2003	3	5391	No	No	614 NW 180TH ST
1	3	894310	0050	7/15/04	\$ 461,000	2610	0	9	2003	3	5635	No	No	18009 6TH AV NW
1	3	894310	0080	6/23/04	\$ 479,000	2610	0	9	2004	3	5391	No	No	610 NW 180TH ST
1	3	894310	0060	3/2/04	\$ 455,000	2620	0	9	2003	3	5637	No	No	18005 6TH AV NW
1	3	894310	0020	11/13/03	\$ 484,000	2640	0	9	2003	3	5038	No	No	609 NW 181ST CT
1	3	619070	0397	5/24/04	\$ 447,500	2850	0	9	1959	3	15750	No	No	625 NW 180TH ST
1	3	894310	0110	2/19/04	\$ 485,000	2490	0	10	2003	3	5721	No	No	638 NW 181ST CT
1	6	358590	0760	7/1/04	\$ 390,000	1560	430	7	1952	3	20000	No	No	1445 NW 186TH ST
1	6	275960	0030	8/12/03	\$ 372,500	1080	1000	8	1957	3	21300	No	No	17559 12TH AV NW
1	6	358530	0415	4/13/04	\$ 495,000	1180	500	8	1948	3	28046	Yes	No	18742 RIDGEFIELD RD NW
1	6	358530	0255	6/8/04	\$ 397,500	1290	0	8	1952	3	27979	No	No	18532 SPRINGDALE CT NW
1	6	358650	1045	12/1/03	\$ 533,935	1560	900	8	1959	4	22026	No	No	1525 NW 167TH ST
1	6	358530	0275	7/7/03	\$ 470,000	1680	0	8	1954	3	23431	Yes	No	18791 RIDGEFIELD RD NW
1	6	358650	0965	9/4/03	\$ 509,000	1690	1060	8	1961	3	33600	No	No	617 NW 175TH ST
1	6	358530	0170	9/26/03	\$ 700,000	1830	1440	8	1951	3	30700	Yes	No	18321 RIDGEFIELD RD NW
1	6	358650	0260	5/21/03	\$ 725,000	1990	1100	8	1955	4	18400	Yes	No	17259 13TH AV NW
1	6	358650	0930	10/15/04	\$ 620,000	2010	830	8	1958	3	20300	No	No	17086 10TH AV NW
1	6	358650	0040	2/4/04	\$ 635,100	2110	1100	8	1961	3	19150	Yes	No	1226 NW 175TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	6	358650	0405	8/27/04	\$ 722,000	2400	0	8	1953	5	20520	Yes	No	17435 14TH AV NW
1	6	358590	0780	5/19/04	\$ 549,000	2500	0	8	1953	4	18987	Yes	No	1456 NW 185TH ST
1	6	358650	0780	6/4/03	\$ 561,000	2530	0	8	1951	5	29133	No	No	17051 10TH AV NW
1	6	358590	0680	9/11/03	\$ 555,000	2570	0	8	1954	5	19800	Yes	No	18012 17TH AV NW
1	6	358530	0440	4/15/03	\$ 515,000	2730	0	8	1948	4	27412	No	No	18790 RIDGEFIELD RD NW
1	6	358590	0590	7/1/04	\$ 665,000	1530	1530	9	1956	3	21017	Yes	No	17714 17TH AV NW
1	6	358530	0410	10/4/04	\$ 584,000	1770	0	9	1953	3	30689	Yes	No	18734 RIDGEFIELD RD NW
1	6	358590	0415	1/26/04	\$ 727,500	1780	400	9	1961	3	18164	Yes	No	1456 NW SPRINGDALE PL
1	6	358530	0245	7/21/04	\$ 651,500	1850	500	9	1951	5	34800	No	No	18525 SPRINGDALE CT NW
1	6	358590	0545	4/20/04	\$ 765,000	1850	1780	9	1962	3	23854	Yes	No	17777 15TH AV NW
1	6	358650	0860	5/20/04	\$ 715,000	1880	630	9	1958	3	39750	Yes	No	16720 15TH AV NW
1	6	358590	0345	3/31/04	\$ 535,000	1970	0	9	1962	4	18036	Yes	No	18284 NW SPRINGDALE PL
1	6	358650	0920	7/25/03	\$ 400,000	2070	0	9	1963	3	20121	No	No	17070 10TH AV NW
1	6	358650	1035	7/26/04	\$ 539,000	2100	0	9	1954	3	24700	No	No	1541 NW 167TH ST
1	6	778535	0170	10/15/03	\$ 520,000	2280	0	9	1987	3	12560	No	No	16247 6TH AV NW
1	6	358590	0065	8/12/03	\$ 699,950	2380	400	9	1953	4	22300	Yes	No	18054 13TH AV NW
1	6	358650	0195	9/20/04	\$ 842,000	2380	800	9	1955	3	24889	Yes	No	16725 15TH AV NW
1	6	358590	0940	10/23/03	\$ 738,000	2770	0	9	1958	4	26710	No	No	18660 17TH AV NW
1	6	778535	0290	8/12/03	\$ 448,000	2830	0	9	1984	3	16575	No	No	623 NW 162ND ST
1	6	358650	0205	7/13/04	\$ 663,000	3220	0	9	1954	3	22997	Yes	No	16701 15TH AV NW
1	6	358650	0765	6/9/04	\$ 600,000	3250	0	9	1951	4	32228	No	No	17071 10TH AV NW
1	6	358590	0470	9/21/04	\$ 862,000	3510	0	9	1949	5	20000	Yes	No	17747 14TH AV NW
1	6	358590	0610	7/29/03	\$ 1,000,000	2240	1000	10	1954	3	25680	Yes	No	17707 17TH AV NW
1	6	358650	0290	8/23/03	\$ 1,512,500	2610	1800	10	1997	3	18068	Yes	No	17201 13TH AV NW
1	6	358530	0130	5/18/04	\$ 711,000	2870	0	10	1956	3	23700	Yes	No	18344 RIDGEFIELD RD NW
1	6	778535	0070	6/18/04	\$ 630,000	2910	1170	10	1991	3	50094	No	No	725 NW INNIS ARDEN WY
1	6	778535	0560	4/9/03	\$ 582,500	3030	0	10	1983	3	12540	No	No	525 NW 163RD ST
1	6	778535	0590	1/8/04	\$ 600,000	4010	0	10	1982	3	12868	No	No	427 NW 163RD ST
1	6	778535	0750	6/28/04	\$ 727,500	4310	0	10	1985	3	14050	No	No	16244 6TH AV NW
1	6	358590	0405	5/17/04	\$ 875,000	2100	1300	11	1982	3	24400	Yes	No	1436 NW SPRINGDALE PL
1	6	778535	0330	8/18/03	\$ 725,000	4510	0	11	1985	3	15000	No	No	601 NW 162ND ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	6	358530	0120	7/12/04	\$ 2,250,000	6780	0	12	1997	3	32410	Yes	No	18302 RIDGEFIELD RD NW
39	1	086800	0300	6/6/03	\$ 321,000	1020	350	7	1946	4	8340	No	No	10514 13TH AV NW
39	1	086800	0035	6/9/03	\$ 410,000	1030	910	7	1946	4	9000	No	No	1238 NW NORCROSS WY
39	1	086800	0220	12/12/03	\$ 450,000	1120	1120	7	1947	4	7800	No	No	1318 NW WOODBINE WY
39	1	086800	0330	7/21/03	\$ 399,000	1230	0	7	1951	4	8340	No	No	10515 12TH AV NW
39	1	361660	0105	2/19/03	\$ 445,000	1820	0	7	1939	4	17582	Yes	No	13015 12TH AV NW
39	1	086800	0230	9/17/04	\$ 397,950	1100	760	8	1949	4	9539	No	No	1308 NW WOODBINE WY
39	1	086800	0460	9/1/03	\$ 375,000	1160	350	8	1947	4	8340	No	No	10541 13TH AV NW
39	1	263940	0011	11/15/03	\$ 375,000	1250	0	8	1952	4	7452	No	No	13221 8TH AV NW
39	1	086800	1225	11/4/03	\$ 595,000	1300	840	8	1950	4	7800	Yes	No	10029 VALMAY AV NW
39	1	252603	9152	6/2/03	\$ 415,000	1400	240	8	1955	3	8700	No	No	10702 12TH AV NW
39	1	086800	0175	7/2/04	\$ 580,000	1440	520	8	1950	4	8040	No	No	1333 NW NORCROSS WY
39	1	252603	9156	1/7/03	\$ 440,000	1480	560	8	1958	3	8315	No	No	10805 12TH AV NW
39	1	086800	0845	10/14/04	\$ 820,000	1500	990	8	1955	4	12640	Yes	No	10545 VALMAY AV NW
39	1	944230	0005	5/19/04	\$ 410,000	1530	0	8	1950	4	10854	No	No	12105 12TH AV NW
39	1	086800	1735	4/4/03	\$ 725,000	1540	850	8	1949	4	12480	Yes	No	10039 BAYARD AV NW
39	1	086800	0806	4/16/04	\$ 749,950	1770	0	8	1961	5	9990	Yes	No	1514 NW WOODBINE WY
39	1	610770	0060	4/10/03	\$ 541,500	1820	1000	8	1958	4	10095	No	No	1100 NW WOODBINE PL
39	1	620260	0210	2/27/03	\$ 660,000	1840	1270	8	1951	4	32889	Yes	No	13900 NORTHWOOD RD NW
39	1	086800	2005	7/30/03	\$ 743,000	2030	1200	8	1941	4	11200	Yes	No	10007 RADFORD AV NW
39	1	086800	2245	7/1/03	\$ 715,000	2180	900	8	1940	4	7360	Yes	No	2010 NW BLUE RIDGE DR
39	1	086800	2260	4/22/03	\$ 620,000	1250	920	9	1950	3	8122	Yes	No	2032 NW BLUE RIDGE DR
39	1	086800	2440	2/18/03	\$ 920,000	1430	1430	9	1970	5	8400	Yes	No	2434 NW BLUE RIDGE DR
39	1	086800	2390	1/8/03	\$ 850,000	1470	1170	9	1954	4	8400	Yes	No	2356 NW BLUE RIDGE DR
39	1	086800	2235	3/5/04	\$ 714,000	1700	1400	9	1959	4	8700	Yes	No	1990 NW BLUE RIDGE DR
39	1	777280	0100	4/23/03	\$ 497,000	1760	750	9	1967	4	7275	No	No	11711 SHORELINE PARK DR NW
39	1	086800	1380	2/26/04	\$ 666,200	1770	1400	9	1947	4	11424	Yes	No	10522 CULPEPPER CT NW
39	1	086800	1935	9/21/04	\$ 720,000	1830	1000	9	1958	4	8880	Yes	No	10252 BELGROVE CT NW
39	1	086800	1880	7/3/03	\$ 965,000	1830	1200	9	1959	5	11122	Yes	No	10205 BELGROVE CT NW
39	1	086800	1250	2/16/04	\$ 548,000	1920	0	9	1952	5	9132	Yes	No	10001 VALMAY AV NW
39	1	086800	1335	12/4/03	\$ 687,900	1950	0	9	1935	5	8030	No	No	10245 VALMAY AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	1	086800	1515	3/3/03	\$ 636,500	1990	1820	9	1949	4	12780	Yes	No	1838 NW BLUE RIDGE DR
39	1	086800	0104	3/11/04	\$ 800,000	2230	1780	9	1960	3	16451	Yes	No	1450 NW WOODBINE WY
39	1	437970	0070	8/25/04	\$ 649,000	2340	0	9	1977	3	23349	No	No	14285 SHERWOOD RD NW
39	1	252603	9193	4/22/03	\$ 530,000	2530	0	9	1998	3	11383	No	No	12013 A 12TH AV NW
39	1	085340	0270	5/1/03	\$ 435,000	2560	0	9	1969	3	9620	No	No	12630 BLAKELY PL NW
39	1	252603	9224	8/23/04	\$ 625,000	2990	0	9	1998	3	10404	No	No	12013 12TH AV NW
39	1	086800	2325	5/10/04	\$ 925,000	3160	1220	9	1980	3	9280	Yes	No	10317 BEDFORD CT NW
39	1	086800	2226	10/26/04	\$ 900,000	1800	1290	10	1969	4	14544	Yes	No	2000 NW BLUE RIDGE DR
39	1	086800	1760	1/6/04	\$ 999,250	2190	710	10	1958	5	12285	Yes	No	10221 BELGROVE CT NW
39	1	085340	0060	12/23/03	\$ 510,000	2460	0	10	1962	4	12760	No	No	12621 BLAKELY PL NW
39	1	230390	0010	4/25/03	\$ 867,500	2620	0	10	1957	4	71438	Yes	No	950 NW ELFORD DR
39	1	242603	9275	4/21/04	\$ 829,000	3060	0	10	1998	3	21302	No	No	14303 3RD AV NW
39	1	252603	9209	8/6/04	\$ 860,000	3360	1000	10	2004	3	11053	No	No	1227 12TH AV NW
39	1	361660	0250	3/1/04	\$ 1,075,000	3790	0	11	1985	3	19000	Yes	No	13021 13TH AV NW
39	1	361660	0006	8/11/03	\$ 2,200,000	4430	4110	12	1988	3	199069	Yes	No	13207 11TH AV NW
39	6	873060	0045	3/24/04	\$ 292,000	540	0	5	1976	4	8144	No	No	9311 26TH PL NW
39	6	873060	0045	3/11/03	\$ 250,000	540	0	5	1976	4	8144	No	No	9311 26TH PL NW
39	6	267560	0011	6/8/04	\$ 250,000	870	0	5	1946	3	9100	No	No	9524 17TH AV NW
39	6	057900	0415	4/9/04	\$ 399,900	680	300	6	1922	5	5700	Yes	No	2307 NW 99TH ST
39	6	057900	0415	8/14/03	\$ 390,000	680	300	6	1922	5	5700	Yes	No	2307 NW 99TH ST
39	6	613260	0720	8/27/04	\$ 260,000	710	0	7	1928	3	5000	No	No	9644 26TH AV NW
39	6	057900	2900	10/23/04	\$ 285,000	740	0	7	1943	4	5000	No	No	1702 NW 96TH ST
39	6	613260	0695	5/14/03	\$ 427,000	780	800	7	1934	4	6406	Yes	No	9620 26TH AV NW
39	6	444130	0355	3/11/04	\$ 315,250	830	0	7	1926	4	7030	No	No	9048 LOYAL AV NW
39	6	057900	3640	7/12/04	\$ 425,000	900	420	7	1960	4	2600	Yes	No	2342 NW 95TH ST
39	6	057900	2625	9/8/03	\$ 410,000	930	400	7	1947	4	5200	Yes	No	1938 NW 96TH ST
39	6	046400	0065	4/16/03	\$ 400,000	1000	500	7	1940	4	5100	Yes	No	2824 NW 94TH ST
39	6	046400	0654	12/31/03	\$ 340,000	1000	320	7	1947	4	5610	No	No	2811 NW 92ND ST
39	6	799720	0120	6/10/04	\$ 368,500	1010	660	7	1956	3	5000	No	No	2415 NW 91ST ST
39	6	057900	2730	8/17/04	\$ 340,000	1020	660	7	1943	4	5000	No	No	1713 NW 97TH ST
39	6	613260	0635	8/24/04	\$ 360,500	1030	520	7	1928	4	5000	No	No	9505 25TH AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	6	046400	1252	6/9/03	\$ 315,000	1030	530	7	1953	3	7455	No	No	8924 30TH AV NW
39	6	613260	0585	11/3/04	\$ 400,000	1060	810	7	1934	4	5000	Yes	No	9611 24TH AV NW
39	6	565610	0040	12/1/03	\$ 395,000	1090	720	7	1954	4	7000	Yes	No	9209 24TH AV NW
39	6	281910	0075	1/26/04	\$ 435,000	1130	0	7	1937	4	6912	Yes	No	3127 NW 94TH ST
39	6	046400	1020	10/19/04	\$ 429,000	1140	660	7	1963	4	2550	No	No	9004 30TH AV NW
39	6	613260	0569	5/5/04	\$ 415,000	1150	520	7	1949	4	5250	Yes	No	9625 24TH AV NW
39	6	613260	0100	7/14/03	\$ 400,000	1150	800	7	1950	4	5879	Yes	No	2406 NW NEPTUNE PL
39	6	613260	0265	5/13/03	\$ 390,000	1160	760	7	1957	4	5250	Yes	No	2615 NW NORTH BEACH DR
39	6	352603	9073	8/11/04	\$ 431,000	1180	550	7	1942	4	9563	Yes	No	2504 NW 91ST ST
39	6	444130	0370	3/12/03	\$ 415,000	1200	310	7	1939	3	8010	Yes	No	9108 VIEW AV NW
39	6	352603	9214	8/5/03	\$ 390,000	1240	710	7	1973	4	7250	Yes	No	9110 31ST AV NW
39	6	613260	0685	3/26/03	\$ 385,000	1270	0	7	1948	4	5000	No	No	9608 26TH AV NW
39	6	352603	9155	7/30/04	\$ 458,000	1270	830	7	1963	3	6840	No	No	9118 28TH AV NW
39	6	613260	0594	7/31/03	\$ 423,000	1320	580	7	1960	4	5867	Yes	No	9541 25TH AV NW
39	6	352603	9183	5/13/03	\$ 561,000	1550	780	7	1926	4	6215	Yes	No	3018 NW 94TH ST
39	6	282010	0050	3/19/04	\$ 498,000	1580	1030	7	1944	4	7980	No	No	9109 31ST AV NW
39	6	046400	0996	8/21/03	\$ 307,500	1690	0	7	1963	3	6630	No	No	2854 NW 90TH PL
39	6	444480	0020	7/12/04	\$ 774,000	1880	290	7	1931	4	9968	Yes	No	3242 NW ESPLANADE
39	6	444130	0250	2/18/04	\$ 475,000	2020	1800	7	1965	3	12635	Yes	No	8812 GOLDEN GARDENS DR NW
39	6	638300	0090	10/18/04	\$ 341,000	1000	0	8	1955	4	6881	Yes	No	8602 21ST AV NW
39	6	613260	0675	4/1/04	\$ 396,000	1020	120	8	1949	4	5000	No	No	9602 26TH AV NW
39	6	613260	0555	7/29/04	\$ 419,000	1070	700	8	1950	4	5250	No	No	2660 NW 95TH ST
39	6	613310	0090	5/10/04	\$ 425,000	1070	880	8	1995	3	5609	No	No	9659 26th AV NW
39	6	444130	0395	12/11/03	\$ 543,000	1120	0	8	1939	4	6487	Yes	No	9215 CYRUS AV NW
39	6	873060	0040	10/25/04	\$ 470,000	1120	810	8	1953	4	9780	No	No	9317 26TH PL NW
39	6	799720	0080	10/7/04	\$ 478,800	1150	460	8	1940	4	7500	Yes	No	9006 25TH AV NW
39	6	046400	0095	10/13/03	\$ 590,000	1150	1100	8	2003	3	5100	Yes	No	2838 NW 94TH ST
39	6	046400	1010	10/25/04	\$ 350,000	1190	1100	8	1953	3	5100	No	No	9014 30TH AV NW
39	6	352603	9152	9/10/03	\$ 400,000	1210	400	8	1956	4	7280	Yes	No	9126 31ST AV NW
39	6	058600	0010	8/16/03	\$ 435,000	1210	600	8	1966	3	7800	Yes	No	9624 22ND CT NW
39	6	057900	1390	9/4/03	\$ 390,000	1220	300	8	1940	4	12420	No	No	1732 NW 97TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	6	638350	0220	10/7/03	\$ 450,000	1230	1090	8	1955	4	7800	Yes	No	1915 NW 90TH ST
39	6	638300	0530	6/22/04	\$ 465,000	1230	1010	8	1956	4	6000	No	No	8915 23RD AV NW
39	6	281860	0105	9/4/03	\$ 439,500	1250	320	8	1931	5	5500	No	No	9521 27TH AV NW
39	6	281810	0285	5/29/03	\$ 580,000	1250	1100	8	1941	4	18461	Yes	No	9520 31ST AV NW
39	6	057900	3175	9/16/03	\$ 440,000	1250	500	8	1954	4	5720	Yes	No	1941 NW 96TH ST
39	6	613310	0094	4/20/04	\$ 415,000	1260	900	8	1995	3	6107	No	No	9657 26th AV NW
39	6	352603	9046	9/29/03	\$ 435,000	1280	840	8	1941	4	5876	Yes	No	3019 NW 95TH ST
39	6	046400	1115	4/1/04	\$ 385,000	1280	340	8	1954	3	6630	No	No	2810 NW 90TH PL
39	6	352603	9153	2/25/03	\$ 389,950	1280	210	8	1956	3	10230	Yes	No	9214 26TH PL NW
39	6	444130	0280	8/31/04	\$ 580,000	1310	720	8	1949	3	7655	Yes	No	9049 LOYAL AV NW
39	6	057900	0033	6/10/04	\$ 399,950	1340	1240	8	1947	3	6000	No	No	1729 NW 100TH ST
39	6	057900	2550	1/27/04	\$ 460,000	1340	380	8	1954	4	5200	Yes	No	1925 NW 97TH ST
39	6	607350	0005	10/2/03	\$ 487,500	1350	650	8	1955	4	5000	Yes	No	9257 24TH AV NW
39	6	057900	3645	3/4/03	\$ 482,000	1360	920	8	1941	4	7800	Yes	No	2338 NW 95TH ST
39	6	638300	0645	8/11/04	\$ 325,000	1360	0	8	1955	4	6231	No	No	8706 JONES PL NW
39	6	565610	0125	11/20/03	\$ 437,500	1360	380	8	1999	3	3314	No	No	9229 25TH AV NW
39	6	607350	0110	4/19/04	\$ 598,000	1370	1370	8	1976	4	5250	No	No	9245 25TH AV NW
39	6	638350	0510	9/23/04	\$ 550,000	1390	800	8	1957	4	6600	Yes	No	9340 23RD AV NW
39	6	046400	0385	5/5/04	\$ 461,000	1390	410	8	1993	3	2550	No	No	2801 NW 93RD ST
39	6	613260	0485	7/29/04	\$ 402,550	1410	300	8	1953	3	5250	No	No	2613 NW 96TH ST
39	6	638350	0490	12/12/03	\$ 510,000	1410	1030	8	1955	3	9224	Yes	No	9314 23RD AV NW
39	6	057900	1920	6/17/03	\$ 585,000	1420	900	8	1958	4	5300	Yes	No	2309 NW 98TH ST
39	6	281860	0025	10/15/04	\$ 825,000	1440	520	8	1949	4	13350	Yes	No	2724 NW ESPLANADE
39	6	638300	0535	8/22/03	\$ 490,000	1440	640	8	1956	5	8293	Yes	No	8903 23RD AV NW
39	6	638300	0445	1/22/03	\$ 400,000	1440	810	8	1956	4	6000	Yes	No	8714 23RD AV NW
39	6	813870	0090	4/30/04	\$ 465,000	1460	600	8	1952	4	6800	No	No	9510 18TH PL NW
39	6	613260	0360	11/3/03	\$ 460,000	1460	1050	8	1953	3	5250	No	No	2626 NW 97TH ST
39	6	057900	2055	4/9/04	\$ 669,000	1480	1000	8	1956	4	5500	Yes	No	2322 NW 97TH ST
39	6	057900	0820	7/16/04	\$ 550,000	1490	600	8	1959	4	5000	Yes	No	9803 21ST AV NW
39	6	638300	0400	10/13/04	\$ 515,000	1520	590	8	1955	4	6000	Yes	No	8747 22ND AV NW
39	6	057900	0631	4/7/03	\$ 555,000	1520	980	8	1958	4	5408	Yes	No	2121 NW 99TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	6	267560	0038	4/19/04	\$ 420,000	1520	430	8	1960	4	8160	No	No	9616 17TH AV NW
39	6	638350	0425	5/27/04	\$ 569,990	1540	1200	8	1956	4	7210	Yes	No	2110 NW 94TH ST
39	6	613310	0125	9/8/03	\$ 438,700	1540	870	8	1965	4	9668	Yes	No	2602 NW 97TH ST
39	6	638300	0805	10/16/03	\$ 303,000	1550	0	8	1956	4	7274	No	No	8615 JONES AV NW
39	6	638350	0365	4/13/04	\$ 485,000	1600	1290	8	1956	5	6850	Yes	No	2106 NW 90TH ST
39	6	057900	1715	6/20/03	\$ 570,000	1600	750	8	1969	3	6000	Yes	No	2107 NW 98TH ST
39	6	613260	0464	1/6/03	\$ 507,000	1610	1000	8	1957	4	9750	No	No	2635 NW 96TH ST
39	6	057900	2410	7/12/04	\$ 705,000	1620	1010	8	1956	4	10000	Yes	No	2144 NW 96TH ST
39	6	057900	2365	8/25/03	\$ 569,250	1620	830	8	1961	4	6000	Yes	No	2135 NW 97TH ST
39	6	613260	0400	9/3/03	\$ 428,000	1640	1060	8	1956	4	5250	No	No	2613 NW 97TH ST
39	6	638350	0115	7/25/03	\$ 436,000	1650	0	8	1960	4	7281	No	No	9226 20TH AV NW
39	6	282010	0045	5/6/04	\$ 440,500	1660	740	8	1956	4	7980	No	No	3108 NW 91ST ST
39	6	638350	0585	2/9/04	\$ 525,000	1670	250	8	1955	5	6632	Yes	No	2210 NW 90TH ST
39	6	057900	3280	4/10/03	\$ 455,500	1680	880	8	1984	3	7800	No	No	1916 NW 95TH ST
39	6	057900	3875	4/27/04	\$ 639,500	1700	1300	8	1952	4	7500	Yes	No	2109 NW 95TH ST
39	6	638300	0040	7/3/03	\$ 527,000	1700	900	8	1954	4	7380	Yes	No	8714 21ST AV NW
39	6	057900	3140	1/2/04	\$ 468,500	1810	0	8	1994	3	5200	No	No	1925 NW 96TH ST
39	6	046400	1025	1/19/04	\$ 495,000	1820	780	8	2003	3	5100	No	No	2858 30TH AV NW
39	6	613310	0085	9/3/04	\$ 539,950	1920	600	8	1973	3	9943	No	No	9633 26TH AV NW
39	6	613310	0170	9/3/03	\$ 495,000	2030	0	8	1987	3	3462	No	No	2430 NW NORTH BEACH DR
39	6	444130	0146	8/21/03	\$ 682,000	2120	740	8	1933	5	7951	Yes	No	9021 VIEW AV NW
39	6	444130	0220	4/17/03	\$ 799,000	2390	460	8	1954	5	12000	Yes	No	9221 VIEW AV NW
39	6	057900	2495	7/28/04	\$ 750,000	2540	0	8	1954	5	7500	Yes	No	9601 21ST AV NW
39	6	352603	9086	8/11/03	\$ 535,000	1060	900	9	1957	4	12960	No	No	9110 27TH AV NW
39	6	281810	0030	2/20/03	\$ 625,000	1260	710	9	1940	4	11250	Yes	No	2922 NW ESPLANADE
39	6	638350	0200	4/26/04	\$ 481,500	1330	700	9	1955	4	7500	Yes	No	1906 NW 90TH ST
39	6	352603	9088	6/14/04	\$ 649,000	1360	760	9	1936	4	16250	No	No	9202 27TH AV NW
39	6	638300	0300	5/13/04	\$ 545,000	1450	920	9	1956	4	6000	Yes	No	8752 22ND AV NW
39	6	638300	0465	1/17/03	\$ 460,000	1530	900	9	1956	4	6000	Yes	No	8738 23RD AV NW
39	6	607350	0015	8/30/04	\$ 598,500	1570	1570	9	1954	4	7500	Yes	No	9253 24TH AV NW
39	6	638350	0505	9/24/04	\$ 659,000	1580	500	9	1956	4	7964	Yes	No	9334 23RD AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	6	046400	0070	11/20/03	\$ 675,000	1600	670	9	2003	3	2550	Yes	No	2826 NW 94TH ST
39	6	281910	0110	7/14/04	\$ 665,000	1640	950	9	1962	4	6480	Yes	No	3114 NW 93RD ST
39	6	638350	0015	6/12/03	\$ 545,000	1680	880	9	1954	4	9879	Yes	No	9332 21ST AV NW
39	6	638300	0480	8/17/04	\$ 525,000	1700	660	9	1956	4	6000	Yes	No	8914 23RD AV NW
39	6	638300	0495	12/4/03	\$ 450,000	1710	920	9	1956	4	6000	Yes	No	8932 23RD AV NW
39	6	638320	0005	4/7/03	\$ 522,500	1740	1000	9	1961	5	8153	Yes	No	2351 NW 89TH PL
39	6	057900	2150	10/14/04	\$ 769,000	1750	500	9	1962	4	7800	Yes	No	2325 NW 97TH ST
39	6	813870	0040	9/22/04	\$ 500,000	1810	400	9	1946	4	10800	No	No	1801 NW 95TH ST
39	6	565610	0195	5/25/04	\$ 560,000	1810	1310	9	1968	5	5000	Yes	No	9206 26TH AV NW
39	6	444130	0535	9/15/04	\$ 1,070,000	1820	1450	9	1991	3	14224	Yes	No	3282 NW ESPLANADE
39	6	057900	1820	3/4/03	\$ 599,000	1950	1330	9	1953	3	5000	Yes	No	2142 NW 97TH ST
39	6	057900	2620	8/12/03	\$ 619,000	2020	610	9	2002	3	2600	Yes	No	1940 NW 96TH ST
39	6	565610	0041	1/2/04	\$ 590,000	2100	0	9	1988	3	5500	Yes	No	9201 24TH AV NW
39	6	638350	0715	5/13/03	\$ 433,000	2130	360	9	1967	3	6311	Yes	No	2302 NW 91ST ST
39	6	638350	0710	2/24/04	\$ 515,000	2140	1060	9	1960	5	6833	Yes	No	9111 23RD AV NW
39	6	057900	2385	10/6/03	\$ 693,000	2160	900	9	1949	4	7300	Yes	No	2151 NW 97TH ST
39	6	352603	9160	1/7/04	\$ 700,000	2170	1220	9	2000	3	16857	Yes	No	9109 27TH AV NW
39	6	613260	0690	1/14/03	\$ 569,000	2310	940	9	1995	3	5000	No	No	9610 26TH AV NW
39	6	057900	2165	11/28/03	\$ 944,000	2390	1780	9	2000	3	7800	Yes	No	2333 NW 97TH ST
39	6	057900	3108	9/19/03	\$ 550,000	2500	860	9	2003	3	3640	No	No	1907 NW 96TH ST
39	6	046400	0770	8/19/03	\$ 590,000	2550	0	9	1990	3	5100	No	No	9100 30TH AV NW
39	6	046400	0910	8/14/03	\$ 720,000	2790	860	9	2003	3	6028	Yes	No	2807 NW 91ST ST
39	6	046400	0895	8/14/03	\$ 694,500	2820	930	9	2003	3	6323	Yes	No	2803 NW 91ST ST
39	6	046400	1105	2/19/04	\$ 739,500	2830	1020	9	2003	3	5100	No	No	2818 NW 90TH PL
39	6	281810	0340	2/14/03	\$ 890,000	2870	500	9	1963	3	15025	Yes	No	2855 NW GOLDEN DR
39	6	046400	0870	7/18/03	\$ 784,950	3130	1160	9	2003	3	5100	Yes	No	2808 NW 91ST ST
39	6	281810	0060	6/1/04	\$ 865,000	1450	1400	10	1970	4	7861	Yes	No	3014 NW ESPLANADE
39	6	281810	0015	7/2/03	\$ 900,000	2070	0	10	1991	3	11250	Yes	No	2900 NW ESPLANADE
39	6	281810	0265	11/7/03	\$ 808,000	2620	710	10	1978	3	8087	Yes	No	9553 31ST AV NW
39	6	638390	0060	3/10/03	\$ 825,000	2740	1460	10	1966	4	13735	Yes	No	9277 20TH AV NW
39	6	444130	0300	2/13/03	\$ 1,500,000	2840	1500	10	1933	4	32595	No	No	9017 LOYAL AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	6	613260	0365	12/4/03	\$ 707,000	2980	570	10	2003	3	5250	No	No	2628 NW 97TH ST
39	6	444130	0165	5/5/04	\$ 1,300,000	3300	1390	10	1998	3	11570	Yes	No	9039 VIEW AV NW
39	9	808240	0100	5/7/04	\$ 390,000	860	520	7	1925	4	3561	No	No	7317 32ND AV NW
39	9	048600	0105	4/26/04	\$ 290,000	880	300	7	1920	4	4200	No	No	6705 32ND AV NW
39	9	047200	0365	6/20/03	\$ 396,000	970	970	7	1941	5	4750	No	No	7507 32ND AV NW
39	9	808240	0016	3/6/03	\$ 317,000	1030	0	7	1925	5	4301	No	No	7215 32ND AV NW
39	9	767730	0080	6/3/04	\$ 400,000	1040	400	7	1927	4	4200	Yes	No	6805 35TH AV NW
39	9	048600	0115	7/8/04	\$ 330,000	1050	0	7	1923	4	4320	No	No	6721 32ND AV NW
39	9	787050	0050	12/8/03	\$ 400,000	1050	0	7	1924	5	5160	Yes	No	6603 34TH AV NW
39	9	048600	0055	3/24/03	\$ 415,000	1210	780	7	1924	4	6000	Yes	No	3305 NW 67TH ST
39	9	808190	0205	8/25/04	\$ 345,000	1260	0	7	1926	4	4140	No	No	7107 32ND AV NW
39	9	047200	0610	7/2/03	\$ 375,000	1300	400	7	1941	4	4750	No	No	7511 33RD AV NW
39	9	808190	0166	1/8/04	\$ 440,000	1310	0	7	1908	4	4600	No	No	3311 NW 72ND ST
39	9	048600	0130	9/28/04	\$ 400,000	1330	0	7	1916	4	4000	No	No	3217 NW 68TH ST
39	9	787050	0090	1/29/04	\$ 449,000	1340	910	7	1912	5	5000	No	No	3409 NW 66TH ST
39	9	767940	0076	7/20/04	\$ 510,000	1640	0	7	1924	4	4416	Yes	No	3411 NW 68TH ST
39	9	787050	0130	5/4/04	\$ 467,000	1650	0	7	1909	4	5000	Yes	No	3406 NW 65TH ST
39	9	341360	0025	4/8/04	\$ 530,000	1700	0	7	1925	5	5000	No	No	3221 NW 70TH ST
39	9	787050	0015	4/24/03	\$ 490,000	1930	600	7	1919	5	4040	Yes	No	6610 34TH AV NW
39	9	808190	0155	4/11/03	\$ 470,000	2170	0	7	1927	5	5375	Yes	No	7106 35TH AV NW
39	9	047200	0115	2/18/03	\$ 325,000	1160	700	8	1947	4	2824	No	No	7705 32ND AV NW
39	9	808240	0161	4/26/04	\$ 427,950	1230	600	8	1948	4	4790	Yes	No	3224 NW 74TH ST
39	9	048600	0024	5/22/03	\$ 419,000	1240	940	8	1948	4	4560	No	No	3217 NW 67TH ST
39	9	867440	0120	12/10/03	\$ 435,000	1420	1000	8	1941	4	6640	No	No	8008 33RD AV NW
39	9	048600	0492	4/26/04	\$ 581,000	1520	1520	8	1955	4	7680	Yes	No	6735 35TH AV NW
39	9	048600	0492	2/20/04	\$ 540,000	1520	1520	8	1955	4	7680	Yes	No	6735 35TH AV NW
39	9	048600	0346	4/16/03	\$ 560,000	1560	1160	8	1959	4	5000	Yes	No	3414 NW 68TH ST
39	9	637750	0036	3/4/04	\$ 475,000	1600	0	8	1929	4	4970	Yes	No	6702 34TH AV NW
39	9	048600	0561	3/14/03	\$ 578,000	1600	1300	8	1954	4	4500	Yes	No	3701 NW 68TH ST
39	9	047200	0104	6/18/04	\$ 475,000	1670	300	8	1947	4	5160	No	No	3206 NW 77TH ST
39	9	047200	0500	8/30/04	\$ 550,000	1760	680	8	2000	3	2375	No	No	7552 33RD AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	9	047200	0180	2/6/03	\$ 515,000	1830	540	8	1946	5	5000	No	No	7726 33RD AV NW
39	9	047200	0495	3/20/03	\$ 445,000	1370	100	9	1929	4	3262	No	No	7550 33RD AV NW
39	9	047200	0485	10/1/03	\$ 457,000	1450	240	9	1929	4	3563	No	No	7546 33RD AV NW
39	9	047200	0475	5/9/03	\$ 490,000	1490	600	9	1929	4	3563	No	No	7542 33RD AV NW
39	9	787050	0070	4/23/04	\$ 620,000	1730	1500	9	1946	4	6013	Yes	No	3419 NW 67TH ST
39	9	808190	0130	7/26/04	\$ 795,000	1830	0	9	1963	4	9847	Yes	No	3510 NW 71ST ST
39	9	048600	0620	5/7/04	\$ 844,000	1980	890	9	1991	3	7308	Yes	No	6505 37TH AV NW
39	9	637750	0005	5/21/03	\$ 700,000	2130	0	9	1929	5	8280	Yes	No	6734 34TH AV NW
39	9	808240	0112	2/4/03	\$ 599,950	2240	940	9	2002	3	4010	No	No	3200 NW 73RD ST
39	9	808240	0110	1/16/03	\$ 616,000	2580	1210	9	2002	3	4593	No	No	3206 NW 73RD ST
39	9	048600	0600	4/29/04	\$ 665,500	2940	0	9	2000	3	3000	No	No	3604 NW 65TH ST
39	9	048600	0559	1/20/04	\$ 1,037,000	3010	490	9	1994	3	4988	Yes	No	6727 37TH AV NW
39	9	867440	0089	4/5/04	\$ 1,100,000	3230	440	10	1950	3	34200	Yes	No	8041 32ND AV NW
39	14	891050	0441	2/24/03	\$ 245,000	1160	780	6	1917	4	11140	No	No	345 NW 112TH ST
39	14	093000	0430	9/22/04	\$ 310,000	1290	0	6	1921	4	6272	Yes	No	12014 7TH AV NW
39	14	391840	0124	7/20/03	\$ 259,950	790	0	7	1951	5	7200	Yes	No	11510 4TH AV NW
39	14	252603	9098	5/20/04	\$ 299,000	890	0	7	1949	3	7500	No	No	911 NW 122ND ST
39	14	252603	9098	4/16/04	\$ 235,000	890	0	7	1949	3	7500	No	No	911 NW 122ND ST
39	14	092300	0500	8/5/04	\$ 269,500	910	0	7	1940	3	7680	No	No	13045 6TH AV NW
39	14	228150	0075	10/6/03	\$ 305,000	1000	0	7	1947	4	8100	No	No	11726 4TH AV NW
39	14	092300	0270	9/4/03	\$ 258,000	1020	0	7	1948	4	8155	No	No	13221 3RD AV NW
39	14	764040	0126	6/23/04	\$ 303,000	1030	0	7	1953	3	8100	No	No	12740 11TH AV NW
39	14	093000	0305	1/24/03	\$ 269,000	1060	560	7	1950	3	7680	No	No	12041 3RD AV NW
39	14	437820	0010	2/17/04	\$ 350,000	1060	300	7	1953	4	8100	No	No	12050 12TH AV NW
39	14	093000	0040	1/5/04	\$ 265,700	1070	0	7	1966	3	5120	No	No	12232 7TH AV NW
39	14	112400	0065	10/23/03	\$ 299,500	1100	300	7	1951	3	8100	No	No	12245 11TH AV NW
39	14	299480	0005	4/25/04	\$ 312,000	1110	850	7	1951	4	8704	No	No	12757 3RD AV NW
39	14	391840	0125	10/1/03	\$ 363,000	1110	860	7	1951	5	10031	No	No	11502 4TH AV NW
39	14	093000	0234	2/20/04	\$ 333,000	1130	1130	7	1947	5	7680	No	No	12253 3RD AV NW
39	14	112400	0110	10/26/04	\$ 250,000	1190	0	7	1950	3	8100	No	No	12256 11TH AV NW
39	14	228150	0025	4/13/04	\$ 279,950	1210	0	7	1947	4	8100	No	No	11733 3RD AV NW

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	14	093000	0334	7/25/03	\$ 324,000	1240	800	7	1947	3	7620	No	No	12010 6TH AV NW
39	14	093300	0085	5/24/04	\$ 299,950	1280	0	7	1947	3	7680	No	No	12741 4TH AV NW
39	14	092300	0465	1/9/03	\$ 350,000	1290	0	7	1929	5	7680	No	No	13014 7TH AV NW
39	14	112400	0135	10/25/04	\$ 276,000	1320	0	7	1951	3	8100	No	No	12222 11TH AV NW
39	14	252603	9004	11/2/04	\$ 294,950	1350	0	7	1947	4	6600	No	No	928 NW 122ND ST
39	14	228150	0055	9/19/04	\$ 355,000	1380	0	7	1947	4	8505	Yes	No	11704 4TH AV NW
39	14	092300	0225	10/13/04	\$ 420,000	1460	200	7	1939	4	8153	No	No	13230 4TH AV NW
39	14	391840	0121	5/27/03	\$ 279,950	1530	0	7	1951	3	7440	No	No	309 NW 117TH ST
39	14	112700	0005	4/5/04	\$ 350,000	1530	0	7	1953	4	6045	No	No	1011 NW 122ND ST
39	14	092300	0393	10/20/04	\$ 270,000	1590	0	7	1947	3	8160	No	No	13020 6TH AV NW
39	14	228150	0080	11/20/03	\$ 305,000	1600	0	7	1947	4	8100	Yes	No	11732 4TH AV NW
39	14	437870	0020	10/11/04	\$ 325,000	1650	0	7	1958	3	7920	No	No	12033 11TH AV NW
39	14	092300	0146	1/21/03	\$ 279,000	1760	0	7	1952	3	7037	No	No	13214 6TH AV NW
39	14	391840	0120	7/21/04	\$ 319,995	1830	0	7	1951	4	7475	No	No	303 NW 117TH ST
39	14	112400	0060	11/2/04	\$ 286,000	1880	0	7	1950	3	8100	No	No	12253 11TH AV NW
39	14	276100	0005	2/18/04	\$ 375,000	1880	0	7	1955	5	6930	No	No	600 NW 126TH PL
39	14	093000	0245	11/23/03	\$ 394,000	1060	580	8	1941	4	7680	Yes	No	12046 4TH AV NW
39	14	891050	0026	6/17/04	\$ 467,500	1120	800	8	1951	3	19787	No	No	11501 6TH AV NW
39	14	891050	0471	6/10/03	\$ 290,000	1140	0	8	1954	3	7785	No	No	504 NW PUGET DR
39	14	764090	0095	7/10/03	\$ 307,500	1140	0	8	1955	4	8100	No	No	12520 11TH AV NW
39	14	761120	0170	8/1/03	\$ 402,040	1320	700	8	1941	4	10513	No	No	833 NW 120TH ST
39	14	764090	0080	7/21/04	\$ 350,000	1320	0	8	1955	3	8100	No	No	12506 11TH AV NW
39	14	754230	0090	3/7/03	\$ 395,000	1370	820	8	1955	4	7260	Yes	No	12726 8TH AV NW
39	14	252603	9086	4/2/03	\$ 411,200	1380	400	8	1947	4	8738	Yes	No	12261 8TH AV NW
39	14	764040	0140	9/9/04	\$ 315,000	1390	0	8	1953	4	8141	No	No	12758 11TH AV NW
39	14	737060	0021	4/22/04	\$ 458,000	1410	1000	8	1951	4	7380	Yes	No	12557 7TH AV NW
39	14	242603	9216	1/21/04	\$ 440,000	1410	200	8	1954	4	6750	Yes	No	12524 9TH AV NW
39	14	761120	0235	7/24/03	\$ 374,950	1440	1160	8	1948	4	12917	No	No	833 NW 116TH ST
39	14	361960	0025	10/10/03	\$ 443,000	1500	900	8	1951	4	9000	Yes	No	13039 8TH AV NW
39	14	228760	0091	6/16/03	\$ 350,000	1500	1200	8	1959	4	8300	No	No	12546 4TH AV NW
39	14	276120	0010	9/25/03	\$ 325,000	1510	0	8	1956	4	7752	No	No	417 NW 127TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	14	761120	0147	8/12/04	\$ 391,750	1530	0	8	1954	3	10017	No	No	814 NW 118TH ST
39	14	754230	0074	5/22/03	\$ 523,100	1540	760	8	1956	4	9720	Yes	No	12719 7TH AV NW
39	14	252603	9067	6/6/03	\$ 399,950	1580	650	8	1960	3	7124	No	No	12205 7TH AV NW
39	14	242603	9218	3/18/04	\$ 625,000	1630	1300	8	1939	5	11205	Yes	No	12525 8TH AV NW
39	14	252603	9037	5/18/04	\$ 437,500	1710	0	8	1935	4	9878	Yes	No	12005 8TH AV NW
39	14	889400	0010	7/15/04	\$ 660,000	1780	1450	8	1955	4	11706	Yes	No	11609 6TH AV NW
39	14	603740	0040	5/19/03	\$ 391,000	1780	0	8	1962	5	8160	No	No	12513 4TH AV NW
39	14	093000	0270	6/24/04	\$ 418,000	1800	0	8	2003	3	7620	No	No	12010 4TH AV NW
39	14	764040	0240	12/12/03	\$ 299,950	1920	0	8	1955	4	6045	No	No	12704 12TH AV NW
39	14	276100	0035	6/1/04	\$ 392,150	1950	0	8	1954	3	7590	Yes	No	12503 6TH AV NW
39	14	242603	9133	8/19/04	\$ 550,000	2190	0	8	1942	4	10200	Yes	No	12760 8TH AV NW
39	14	242603	9112	9/16/04	\$ 499,900	2250	320	8	1942	4	9600	No	No	12520 7TH AV NW
39	14	093000	0160	5/11/04	\$ 521,000	2870	0	8	1948	5	8258	Yes	No	12233 4TH AV NW
39	14	228760	0010	9/29/04	\$ 350,000	1600	0	9	1958	4	8060	No	No	12551 3RD AV NW
39	14	361960	0070	5/3/04	\$ 569,000	1650	1280	9	1952	3	14334	Yes	No	823 NW 132ND ST
39	14	361960	0070	8/12/03	\$ 550,000	1650	1280	9	1952	3	14334	Yes	No	823 NW 132ND ST
39	14	889400	0055	2/20/03	\$ 544,500	1670	1300	9	1952	4	14890	Yes	No	11515 6TH AV NW
39	14	228760	0076	2/12/03	\$ 349,000	1680	780	9	1959	3	7257	No	No	12526 4TH AV NW
39	14	228760	0065	6/26/03	\$ 380,000	1770	0	9	1961	4	8280	No	No	12514 4TH AV NW
39	14	135520	0050	2/3/03	\$ 413,000	1820	450	9	1971	4	10368	No	No	631 NW 114TH PL
39	14	763990	0050	9/9/03	\$ 555,000	1840	1270	9	1957	4	9375	Yes	No	12714 9TH AV NW
39	14	228760	0050	6/28/04	\$ 380,000	1860	0	9	1958	3	8160	Yes	No	12503 3RD AV NW
39	14	135520	0040	6/22/04	\$ 575,000	1870	1170	9	1971	4	10975	No	No	637 NW 114TH PL
39	14	135520	0070	5/25/04	\$ 575,000	1890	400	9	1971	4	13761	Yes	No	621 NW 114TH PL
39	14	761120	0136	2/10/03	\$ 435,000	1940	0	9	1967	4	9750	No	No	815 NW 120TH ST
39	14	135520	0120	4/2/03	\$ 406,500	1940	500	9	1971	4	10193	No	No	652 NW 114TH PL
39	14	135525	0110	8/12/04	\$ 505,000	2080	0	9	1987	3	9692	No	No	361 NW 113TH PL
39	14	252603	9139	7/11/03	\$ 596,001	2330	940	9	1961	5	9627	Yes	No	12050 8TH AV NW
39	14	093000	0112	3/26/04	\$ 582,000	2420	1420	9	1988	3	7680	Yes	No	12243 6TH AV NW
39	14	361960	0104	9/16/03	\$ 499,000	2600	0	9	1940	4	7500	Yes	No	13011 9TH AV NW
39	14	361660	0012	7/19/04	\$ 610,000	2880	0	9	1984	3	10398	No	No	1104 NW 130TH ST

Improved Sales Used in this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
39	14	619000	0040	4/22/03	\$ 433,500	3260	0	9	1961	4	9435	No	No	13504 SHERMAN RD NW
39	14	754230	0050	11/4/03	\$ 690,000	4680	0	9	1989	3	8840	Yes	No	12738 7TH AV NW
39	14	092300	0280	6/12/03	\$ 660,000	2090	0	10	1997	3	8154	No	No	13227 3RD AV NW
39	14	092300	0056	1/26/04	\$ 550,000	2760	0	10	1990	3	7978	No	No	13237 7TH AV NW
39	14	092300	0014	9/30/03	\$ 535,000	2760	0	10	1990	3	13517	No	No	13262 8TH AV NW
39	14	761120	0230	10/15/04	\$ 729,500	2830	560	10	2004	3	11488	No	No	837 NW 116TH ST
39	14	761120	0231	9/30/04	\$ 699,000	2920	0	10	2004	3	10085	No	No	841 NW 116TH ST

Improved Sales Removed from this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	1	022603	9009	6/12/03	\$ 474,000	SEGREGATION AND/OR MERGER
1	1	022603	9080	7/2/04	\$ 562,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	1	727710	0020	3/21/03	\$ 372,000	DIAGNOSTIC OUTLIER
1	1	727710	0045	3/24/03	\$ 90,665	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	727710	0165	11/21/03	\$ 245,000	IMPROVEMENT COUNT
1	1	727710	0165	2/27/04	\$ 163,333	IMPROVEMENT COUNT;PARTIAL INTEREST (103, 102, Etc.)
1	1	727710	0280	6/20/03	\$ 245,000	NO MARKET EXPOSURE
1	1	727710	0295	6/2/03	\$ 470,000	QUESTIONABLE DATA
1	1	727810	0005	7/31/04	\$ 723,000	NON-REPRESENTATIVE SALE, NO MARKET EXPOSURE
1	1	727810	0080	4/18/03	\$ 551,143	EXEMPT FROM EXCISE TAX
1	1	727810	0375	10/29/03	\$ 1,250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	727810	0710	1/15/04	\$ 419,000	IMPROVEMENT COUNT
1	1	727870	0340	8/11/03	\$ 355,500	NO MARKET EXPOSURE
1	1	728030	0026	1/24/03	\$ 109,187	DOR RATIO
1	1	728030	0300	3/1/04	\$ 650,000	IMPROVEMENT COUNT
1	1	728030	0465	9/9/04	\$ 587,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	1	728490	0165	8/7/03	\$ 487,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	1	728490	0380	8/4/03	\$ 385,000	NO MARKET EXPOSURE
1	1	728490	0495	12/23/03	\$ 445,000	OBSOLESCENCE
1	1	728490	0570	10/1/03	\$ 507,000	DIAGNOSTIC OUTLIER
1	1	728490	0685	10/18/04	\$ 700,000	IMPROVEMENT COUNT
1	1	728490	0720	6/1/04	\$ 585,000	NO MARKET EXPOSURE
1	1	728490	0795	2/27/03	\$ 245,000	DIAGNOSTIC OUTLIER
1	2	012603	9038	7/19/04	\$ 240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	012603	9138	11/6/03	\$ 365,000	NON-REPRESENTATIVE SALE
1	2	012603	9442	11/11/03	\$ 265,444	QUIT CLAIM DEED
1	2	012603	9462	3/27/04	\$ 650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	022603	9059	5/25/04	\$ 412,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	2	022603	9078	4/20/04	\$ 3,000	DOR RATIO
1	2	022603	9078	2/12/04	\$ 379,950	TEAR DOWN
1	2	022603	9186	3/18/04	\$ 215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	2	022603	9202	8/5/03	\$ 375,000	UNFINISHED AREA
1	2	078450	0025	6/3/03	\$ 260,000	QUESTIONABLE DATA
1	2	275950	0130	11/20/03	\$ 170,000	PARTIAL INTEREST (103, 102, Etc.)
1	2	275970	0010	1/23/04	\$ 153,689	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	422720	0040	11/10/03	\$ 50,000	QUIT CLAIM DEED DOR RATIO
1	2	550010	0020	10/7/03	\$ 230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	2	550010	0020	6/27/03	\$ 222,664	BANKRUPTCY - RECEIVER OR TRUSTEE
1	2	550010	0080	6/26/03	\$ 297,000	QUESTIONABLE DATA
1	2	664990	0070	3/16/03	\$ 520,000	IMPROVEMENT COUNT
1	2	664990	0225	7/27/03	\$ 298,950	NO MARKET EXPOSURE
1	2	664990	0361	6/3/04	\$ 425,000	OBSOLESCENCE
1	2	801800	0110	8/5/03	\$ 445,000	RELOCATION - SALE BY SERVICE
1	3	025920	0040	10/20/03	\$ 262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	3	025930	0010	5/26/04	\$ 315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	040510	0326	5/9/03	\$ 174,600	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	3	064190	0010	4/4/03	\$ 263,150	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
1	3	122603	9071	1/26/04	\$ 323,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	3	269740	0120	4/10/03	\$ 262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	3	286790	0005	5/25/04	\$ 220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	303850	0070	7/7/04	\$ 254,985	QUIT CLAIM DEED; STATEMENT TO DOR
1	3	329370	0445	3/4/03	\$ 215,000	PARTIAL INTEREST (103, 102, Etc.)
1	3	619070	0123	5/25/04	\$ 369,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	3	619070	0912	9/5/03	\$ 40,067	QUIT CLAIM DEED; CORRECTION DEED; DOR RATIO
1	3	619070	0912	9/5/03	\$ 98,433	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
1	3	727930	0075	4/15/04	\$ 251,570	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
1	3	728230	0120	7/11/03	\$ 164,300	FORCED SALE
1	3	728230	0120	9/12/03	\$ 190,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
1	3	728230	0130	7/3/03	\$ 216,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	3	728230	0185	4/28/04	\$ 90,800	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
1	3	894310	0120	12/3/03	\$ 331,000	QUIT CLAIM DEED
1	3	896330	0030	6/9/04	\$ 285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	954010	0055	6/2/04	\$ 287,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	3	954010	0085	2/21/03	\$ 234,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	4	330470	0120	10/26/04	\$ 77,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	4	330470	0136	8/1/03	\$ 1,425,000	LIMITED REPRESENTATION
1	4	330470	0205	3/20/03	\$ 2,350,000	IMPROVEMENT COUNT
1	4	330470	0220	9/22/04	\$ 582,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	4	330470	0250	7/16/03	\$ 1,628,425	IMPROVEMENT COUNT
1	4	330470	0250	7/16/03	\$ 1,628,425	IMPROVEMENT COUNT
1	4	330470	0260	6/22/03	\$ 4,150,000	LIMITED REPRESENTATION
1	6	358530	0340	5/11/04	\$ 430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	6	358590	0080	5/12/03	\$ 670,000	QUESTIONABLE DATA
1	6	358590	0180	3/23/04	\$ 820,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	6	358590	0365	7/22/03	\$ 550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	6	358590	0645	10/26/04	\$ 1,657,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	6	358590	0690	2/25/04	\$ 430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	6	358590	0980	1/29/03	\$ 800,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
1	6	358590	0995	3/29/04	\$ 1,300,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	6	358590	1075	6/27/03	\$ 820,000	QUESTIONABLE DATA
1	6	358650	0150	6/28/04	\$ 524,000	EXEMPT FROM EXCISE TAX
1	6	358650	0440	4/9/03	\$ 32,270	PARTIAL INTEREST (103, 102, Etc.); DOR RATIO
1	6	358650	0835	11/14/03	\$ 285,000	NO MARKET EXPOSURE
1	6	358650	0835	4/21/03	\$ 285,000	QUESTIONABLE DATA
1	6	358650	1110	8/4/03	\$ 490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	6	358650	1140	6/23/04	\$ 570,000	NO MARKET EXPOSURE
1	6	778535	0020	4/15/04	\$ 520,000	RELOCATION - SALE BY SERVICE
1	6	778535	0020	4/15/04	\$ 520,000	RELOCATION - SALE TO SERVICE
1	6	778535	0120	1/7/04	\$ 664,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
1	6	778535	0120	2/13/03	\$ 475,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	1	085340	0030	6/11/04	\$ 1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
39	1	085340	0060	12/23/03	\$ 510,000	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
39	1	085340	0070	7/3/03	\$ 426,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	1	085340	0270	1/6/03	\$ 329,000	FORCED SALE; EXEMPT FROM EXCISE TAX
39	1	086800	0570	8/3/04	\$ 675,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	1	086800	1235	7/16/04	\$ 625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	1	086800	1285	2/13/03	\$ 370,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	1	086800	2025	6/28/04	\$ 787,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	1	086800	2070	8/26/03	\$ 700,000	LIMITED REPRESENTATION
39	1	086800	2270	8/6/04	\$ 850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	1	230390	0095	3/26/03	\$ 183,760	CORPORATE AFFILIATES DOR Ratio
39	1	242603	9229	6/12/03	\$ 1,600,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	1	252603	9209	5/27/03	\$ 210,000	DOR RATIO
39	1	437960	0045	10/28/03	\$ 740,000	NON-REPRESENTATIVE SALE
39	6	046400	0095	1/10/03	\$ 247,091	RELATED PARTY, FRIEND, OR NEIGHBOR
39	6	057900	0350	7/20/04	\$ 450,000	QUIT CLAIM DEED
39	6	057900	1285	7/2/04	\$ 525,802	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	6	057900	1720	7/9/03	\$ 500,000	NO MARKET EXPOSURE
39	6	057900	2165	12/3/03	\$ 944,000	RELOCATION - SALE BY SERVICE
39	6	057900	2245	3/29/04	\$ 492,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	6	057900	2245	12/10/03	\$ 399,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	6	057900	2840	7/8/03	\$ 240,820	RELATED PARTY, FRIEND, OR NEIGHBOR
39	6	057900	3640	5/14/04	\$ 381,000	EXEMPT FROM EXCISE TAX
39	6	057900	3875	5/29/03	\$ 450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
39	6	267560	0110	3/8/04	\$ 390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	6	281860	0060	9/30/03	\$ 414,500	RELATED PARTY, FRIEND, OR NEIGHBOR
39	6	281910	0045	4/29/04	\$ 125,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
39	6	352603	9086	8/11/03	\$ 535,000	RELOCATION - SALE BY SERVICE
39	6	352603	9098	6/27/03	\$ 316,500	OBSOLESCENCE
39	6	352603	9157	3/12/03	\$ 525,000	BANKRUPTCY - RECEIVER OR TRUSTEE
39	6	444130	0160	1/25/03	\$ 550,000	1031 TRADE
39	6	444130	0196	9/25/03	\$ 670,000	2005 VALUE CHANGED BY APPEAL
39	6	444130	0250	8/14/03	\$ 360,000	NON-REPRESENTATIVE SALE
39	6	444130	0335	8/24/04	\$ 600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	6	607350	0105	4/28/04	\$ 3,566	DOR RATIO
39	6	613260	0251	6/7/04	\$ 690,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	6	613260	0251	1/22/04	\$ 675,000	SEGREGATION AND/OR MERGER
39	6	613260	0530	10/28/03	\$ 500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
39	6	638300	0545	10/28/03	\$ 545,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	6	638300	0810	2/19/04	\$ 322,000	QUESTIONABLE DATA
39	6	638300	0810	8/30/04	\$ 610,000	ACTIVE PERMIT BEFORE SALE > 25K
39	6	638350	0240	12/16/03	\$ 459,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	9	048600	0035	4/30/03	\$ 240,000	NON-REPRESENTATIVE SALE; DOR RATIO
39	9	048600	0087	4/14/03	\$ 507,450	NON-REPRESENTATIVE SALE
39	9	048600	0475	10/27/04	\$ 654,500	OBSOLESCENCE
39	9	048600	0475	5/8/03	\$ 429,950	OBSOLESCENCE
39	9	048600	0493	3/24/04	\$ 850,000	OBSOLESCENCE
39	9	341360	0010	7/17/03	\$ 390,000	OBSOLESCENCE

Improved Sales Removed from this Annual Update Analysis
Areas 1 and 39
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
39	9	341360	0110	5/26/04	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	9	444130	0075	11/14/03	\$ 270,000	FORCED SALE
39	9	444130	0075	7/15/03	\$ 268,218	FORCED SALE
39	9	767940	0075	8/9/04	\$ 540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	9	808190	0115	11/21/03	\$ 720,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	9	808190	0145	7/22/04	\$ 970,000	NO MARKET EXPOSURE
39	9	808240	0155	12/19/03	\$ 99,000	NON-REPRESENTATIVE SALE; DOR RATIO
39	9	808240	0182	2/7/03	\$ 476,850	TEAR DOWN
39	14	092300	0230	3/3/04	\$ 328,000	OBSOLESCENCE
39	14	092300	0447	8/21/03	\$ 246,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	14	092300	0525	6/11/03	\$ 420,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	14	093000	0161	1/10/03	\$ 435,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	14	093000	0405	4/15/03	\$ 63,432	QUIT CLAIM DEED DOR RATIO
39	14	093300	0060	1/12/04	\$ 379,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	14	112400	0065	10/19/04	\$ 393,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	14	112400	0090	4/12/04	\$ 429,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
39	14	112700	0060	9/16/03	\$ 288,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	14	112700	0080	7/9/03	\$ 240,000	NO MARKET EXPOSURE; TENANT
39	14	228150	0100	5/7/04	\$ 122,830	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
39	14	228760	0045	8/26/04	\$ 439,500	PARTIAL INTEREST (103, 102, Etc.)
39	14	242603	9083	5/22/03	\$ 550,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	14	242603	9084	4/19/04	\$ 250,000	TEAR DOWN
39	14	242603	9228	3/9/04	\$ 106,742	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
39	14	242603	9228	3/12/04	\$ 106,742	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
39	14	252603	9052	1/9/04	\$ 460,000	SEGREGATION AND/OR MERGER
39	14	252603	9058	5/21/03	\$ 400,000	% COMPLETE
39	14	252603	9089	9/17/04	\$ 357,500	OBSOLESCENCE
39	14	260770	0060	9/10/03	\$ 120,632	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
39	14	391840	0125	4/1/03	\$ 294,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	14	761120	0065	3/24/03	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
39	14	763990	0025	5/28/03	\$ 700,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
39	14	764040	0136	4/20/04	\$ 299,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
39	14	764040	0300	8/19/04	\$ 173,451	RELATED PARTY, FRIEND, OR NEIGHBOR
39	14	889400	0045	12/5/03	\$ 300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
39	14	891050	0360	3/18/04	\$ 467,500	OBSOLESCENCE
39	14	891050	0441	6/26/04	\$ 298,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr